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**CHAPTER 13:**  
**Regional and Community Plans Element**

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This chapter (previously chapter 11) has had minor modifications made for the 2006 Master Plan update. Refer to Chapter 2: “Summary of Changes Reflected in 2006 Update” for a summary of the information presented in this chapter and any modifications made.

## **INTRODUCTION**Introduction

Regional and Community Plans contain the detailed information about each region or community within the County. The purpose of the plans contained in this element is to ensure that the distinctive character of each of the identified regional or community areas is established, maintained, and enhanced.

To address issues that are unique to a region or community, policies are established in the Regional or Community Plan that apply strictly to the defined area and deal with issues that are special concerns to that community. These may include policies that contain more detailed requirements for land use, development, or public improvements than are identified in those Master Plan elements that apply County-wide. The Regional or Community Plan also contains detailed implementation measures. These action measures can address issues such as design standards and special use provisions. The goals and policies contained in the Master Plan’s other elements also apply to the areas covered by a Regional or Community Plan.

Each Regional or Community Plan is organized in the following way. It begins with a statement describing the community or area covered. Existing land use, demographics, services, and other important features are described. Next, planning issues for the community are listed. These issues were identified through public input at community workshops and meetings, surveys and questionnaires, and by previous planning documents prepared in the course of preparation of the Master Plan. Following the statement of issues, the Regional or Community Plan’s goals and policies are listed.






The goals and policies are the most important part of the Plan, since they establish the direction for the County to follow in carrying out this Plan. The standard definitions of goals and policies used throughout the Master Plan also apply here.

Each section of the Regional or Community Plan contains a Land Use Map, which shows the future land uses planned for this community. These land use classifications are summarized and discussed in more detail in the Land Use Element. These land uses, and the other policies set forth in the text, determine what type and intensity of future development will be supported by the County.


For some communities, the Land Use Map includes areas identified as “Future Development and Receiving Areas.” The land use mapped within these areas anticipates the transfer of development rights from resource lands. The process for such transfers is described in the Master Plan’s Growth Management Element. These areas are to be planned in detail for varying densities of urban uses based upon further community review and through a planning process in cooperation with the Towns of Minden and Gardnerville, the Gardnerville Ranchos General Improvement District, ~~and~~ the landowners, and Douglas County. Overall goals of these plans are directed at “Where do we want to be?”.




In 20 years Douglas County wants to be ...

- ~~•~~—A collection of coherent, small sized hometowns surrounded by ranches or open space, nestled in a beautiful setting.

-  An economically strong and well integrated  county fostering local businesses, ranching, outside investment, and regional cooperations.
-  An environmentally aware community with distinctive open spaces, natural features, and outdoor recreation.
-  A good place for all kinds of people to live and lead healthy, happy, productive lives.
-  A place with a distinct sense of history and identity.

## Tahoe Planning Area

The Tahoe Planning Area is located on the western edge of Douglas County. The area totals 28,431 acres or about 6.5 percent of the  county. Approximately 10 percent of the land is urbanized, 80 percent is in public ownership or control, and the remaining 10 percent is in private non-urban use.

Tahoe dominates the  county's Lodging and Recreational uses within the  county, with about 71 percent of the lodging and recreational uses lying within the Tahoe planning area. Tahoe is also the center of the Casino Resort industry for the  county, accounting for 87 percent of all Casino Resort land uses. Approximately 31 percent of all commercial and office land uses lie within the Tahoe planning area.

The entire Tahoe Basin is under the jurisdiction of the Tahoe Regional Planning Agency (TRPA). TRPA's jurisdiction includes portions of two states and five counties. TRPA implements its control with the use of the Lake Tahoe Regional Plan, the Community Plans, and the Plan Area Statements under the Bi-State Compact.

The Tahoe Planning Area has limited opportunities for growth due, in part, to the restrictions imposed by TRPA. Tahoe's scenic beauty is a significant part of its attraction; maintenance of the natural areas is important to the continuing economic strength of uses in this area.

The Lake Tahoe Regional Plan gives a general description of TRPA's plan for the Tahoe Basin. This plan is broken up into six regional plan elements: land use element, transportation, conservation, recreation, public services, and implementation. The Goals and Policies for the Tahoe Basin are also addressed in the plan. Community Plans are also prepared for the primary communities of Lake Tahoe. Within Douglas County, TRPA has adopted plans for Roundhill, Stateline, and Kingsbury. These plans have also been adopted by Douglas County. TRPA also has prepared Regional Planning Area Statements. The Lake Tahoe Region is separated into more than 175 plan areas. For each plan area, a "statement" is made as to how that particular area should be regulated to achieve regional environmental and land use objectives.

Within Douglas County, there are 33 planning areas, subject to 30 plan area statements (PAS) and three community plans. The following table Figure 44.13.1 lists the planning areas and the primary land use:

Figure 44.13.1

PAS#	Planning Areas	Land Use
057	Spooner Lake	Recreation
058	Glenbrook	Residential
059	Shakespeare Point	Residential
060	Genoa Peak	Conservation
061	Logan Creek	Residential
062	Cave Rock	Residential
063	Lincoln	Residential
064	Lakeridge	Residential
065	Skyland	Residential
066	Zephyr Cove	Recreation
067	Marla Bay/Zephyr Heights	Residential
068	Round Mound	Recreation
069	Elk Point	Residential
070A	Edgewood	Recreation
070B	Rabe	Recreation
071	Round Hill	Commercial/Public
072	Round Hill/Tahoe Dempsey	Residential
073	Lake Village	Residential
074	Round Hill/ Residential	Residential

075	Douglas County SID	Service
076	Kingsbury C P	Commercial/Public
077	Oliver Park	Residential
078	Middle Kingsbury	Residential
079	Chimney Rock	Residential
080	Kingsbury Drainage	Conservation
081	Kingsbury Village	Residential
082	Upper Kingsbury	Residential
083	Kingsbury Heights	Residential
084	Palisades	Residential
085	Lakeview Heights	Residential
086	Heavenly Valley (NV)	Recreation
088	Tahoe Village	Residential
089	Lakeside Park	Residential
089A*	Stateline CP	Commercial/Public

\* A community plan has been adopted for this planning area.

For more detailed information, refer directly to the various planning documents referenced above from the Tahoe Regional Planning Agency. These documents are incorporated as a part of this Master Plan.

**Tahoe Planning Area Goals and Policies**

**Goal T.01:** \_\_\_\_\_ **To coordinate with the Tahoe Regional Planning Agency in achieving mutual objectives while making the planning and regulatory system as simple as possible.**

Policy T.01.01 \_\_\_\_\_ Douglas County shall participate in working groups and committees with the TRPA.

Policy T.01.02 \_\_\_\_\_ Douglas County shall periodically review regulations applicable to its portion of the Tahoe Basin to ensure that they remain consistent with TRPA and County policies.

**Goal T.02** \_\_\_\_\_ **: To update land use regulations within the Tahoe Basin consistent with adopted plans and codes.**

Policy T.02.01 \_\_\_\_\_ Douglas County shall initiate comprehensive rezoning of the Tahoe Basin in accordance with the Tahoe Regional and Community Plans and the Consolidated Development Code.

## Sierra Planning Area

### Location and General Description

The Sierra planning area lies between the Carson Valley Planning Area to the east and the Tahoe Planning Area to the west. The planning area is very sparsely populated. About 75 percent of the lands in the planning area are in public ownership. Due to topography, little development will occur. The only major arterial road in the planning area is Kingsbury Grade, which traverses the planning area. The Sierra Planning Area is known for its natural beauty and recreational amenities, including Heavenly Ski Resort.

The Heavenly ski area -encompasses a large area, including private and Forest Service lands in both Nevada and California. Heavenly has been involved in a comprehensive master plan process for expansion since 1989 and is nearing completion of the plan and related environmental documents. Upon approval by Douglas County and TRPA, the plan will be incorporated into this plan by reference.

The planning area is comprised of steep, forested slopes. About 84 percent of the County's privately-owned forest land lies in the Sierra Planning Area. The size of the planning area is approximately 19,381 acres. This area will continue to act as a buffer between the Tahoe and the Carson Valley planning areas. With the exception of the Tahoe Village and the Summit Village neighborhoods, there is very little development in the Planning area.

The Tahoe Village and Summit Village neighborhoods -contain approximately 850 dwelling units outside the Tahoe Basin, which are primarily comprised of timeshare condominiums. Therefore, the community contains only a limited permanent residential population. The two neighborhoods are serviced by the Kingsbury General Improvement District, which is located within the Tahoe Basin.

The estimated 1995 population of the Sierra Planning Area is approximately 25 people. The Tahoe Village and Summit Village neighborhood populations are included in the Tahoe Basin population numbers.

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### Existing and Proposed Land Use -- ~~Existing and Proposed~~

The existing land uses are U. S. Forest Service lands, private forest lands, and some rural residences located on old Kingsbury Grade. The Tahoe Village and Summit Village areas are designated as Multiple-Family Residential, reflecting the existing density and development characteristics of the area. A small convenience commercial area is included for servicing the commercial needs of the community.

Figure ~~44-13.2~~ depicts the land use for this community.

## Services and Facilities

### Schools

There are no schools in the Sierra area. Students living in the Tahoe Village and Summit Village communities attend Zephyr Cove Elementary, Kingsbury Middle School (which is slated for closure in 2008), and Whittel High School. Students living outside of these two neighborhoods attend schools in the Carson Valley.

### Parks and Recreation

There are no County parks within the Sierra area. However, the planning area contains predominantly natural, public-owned forest lands. They provide an excellent recreational amenity for the County residents. Heavenly Valley Ski Resort is located within this region and has one of its ski lodges located in the Tahoe Village Area as well as numerous ski runs.

### Fire Protection

Fire protection is provided by the Sierra Forest Fire Protection District for the forest area and the Tahoe Douglas Fire Protection District provides service to the Tahoe and Summit Village areas. A fire station is located at the top of Kingsbury Grade in the Tahoe Basin.

### Utilities

Water, as well as wastewater services, for Tahoe Village and Summit Village are provided by the Kingsbury General Improvement District. The remainder of the Sierra region is serviced by individual wells and septic systems.

### Roadways

The rural Sierra Area is bisected by State Route 207, Kingsbury Grade. Other local streets exist in the Tahoe Village and Summit Village neighborhoods.

## Key Issues

Because of the steep, forested slopes, development potential is limited; and in accordance with the Forest and Range goals and policies, acquisition of private lands is recommended for protection of these sensitive lands.

The Tahoe and Summit Village areas are developed on steep slopes and at high densities, which require substantial erosion control protection for cut slopes for roadways, parking, and building pads. Continued renovation of older units and consolidation of units to reduce land disturbance should be encouraged.

### Levels of Services

Standards are generally rural for this area. Some urban standards apply to the Tahoe and Summit Village neighborhoods.

**Sierra Planning Area Goals and Policies**

**GOAL S.01:** ~~01~~ **To preserve and enhance the existing scenic and resource character of the Sierra area.**

Policy S.01.~~01~~ ~~01~~ Encourage preservation of public and private forested lands.

Policy S.01.~~02~~ ~~02~~ Encourage private land/public land exchange to increase public land holdings within the Sierra area consistent with the Master Plan.

Policy S.01.~~03~~ ~~03~~ Encourage access to public lands for recreational use.

Policy S.01.~~04~~ ~~04~~ Douglas County shall require that any redevelopment which occurs in the Sierra area will enhance the existing community character.

Policy S.01.~~05~~ ~~05~~ Douglas County shall cooperate with the Tahoe-Douglas Fire District, U.S. Forest Service and Nevada Division of Forestry to provide adequate fire response times and fire suppression facilities for the Sierra community.

Policy S.01.~~06~~ ~~06~~ Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 10 percent) to conform to the hillside development policies.

Policy S.01.~~07~~ ~~07~~ Douglas County should establish design guidelines for new and redeveloped areas that ensure compatibility with the natural beauty and consistent with the limitations of the Sierra Planning Area.

Policy S.01.~~08~~ ~~08~~ Douglas County incorporates the Heavenly Ski Resort Master Plan by reference upon final adoption by the Planning Commission, Board of Commissioners, and TRPA.

Policy S.01.~~09~~ ~~09~~ Douglas County should plan parks in the Sierra Planning Area consistent with the County's park standards established in the Parks and Recreation Element.

Policy S.01.10 Encourage new development to be in-fill within the KGID service area.

## Sierra Planning Area Land Use and Transportation Plan

| [Figure 13.2 Sierra Area Land Use and Transportation Plan](#)

## Carson Valley Planning Area

The Carson Valley is bounded by the Sierra Nevada Mountains on the west and the Pinenut Mountains on the east. The north boundary is the Douglas County line, and the south boundary is the California/Nevada state line. The valley averages 12 miles wide, east to west, and 18 miles long. Ranching and farming are the heritage of the Carson Valley. These were the predominant industrial features that shaped the pattern of development for the Carson Valley. Although much of the ownership and boundaries have changed, the majority of the significant farmland is still in operation.

The Carson Valley Planning Area totals 111,955 acres, or 24 percent of the [County](#). The Carson Valley has a very high percentage of low to medium density residential development, constituting almost 98 percent of all residential land uses. High-density and very high-density residential uses occupy about 2 percent of all residential land in Carson Valley. Agricultural lands account for 38,330 acres in the Carson Valley. Carson Valley is also the location for most of the industrial and a majority of the commercial land use in the [County](#).

Within the Carson Valley Planning Area there are 13 communities. Each of the communities ~~have~~ has distinctive land use identities. The Carson Valley communities are noted below and on Figure [44.13.3](#). The overall land use for the Carson Valley is depicted on Figure [44.13.4](#).

- ~~\_\_\_\_\_~~ Agricultural - North, South, Central
- ~~\_\_\_\_\_~~ Airport
- ~~\_\_\_\_\_~~ East Valley
- ~~\_\_\_\_\_~~ Fish Springs
- ~~\_\_\_\_\_~~ Foothill
- ~~\_\_\_\_\_~~ Gardnerville Ranchos
- ~~\_\_\_\_\_~~ Genoa
- ~~\_\_\_\_\_~~ Indian Hills/Jacks Valley
- ~~\_\_\_\_\_~~ Johnson Lane
- ~~\_\_\_\_\_~~ Minden/Gardnerville
- ~~\_\_\_\_\_~~ Ruhenstroth

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**Carson Valley Planning Area Map**

Figure 13.3-Carson Valley Planning Area

~~North, South and Central Agriculture~~

## North and Central Agriculture Community Plan Area

### Location and General Description

The north and south agricultural communities vertically bisect the Carson Valley and generally lie between the East and West Forks of the Carson River, with the exception of the Clear Creek residential area which is located in the northernmost portion of the north agricultural community, adjacent to Carson County. The central agricultural community is located centrally within the Carson Valley. These three areas contain the majority of the farms in Douglas County that provide the agricultural character cherished by Carson Valley residents. The agricultural communities total 33,217 acres. With the exception of the foothills in the northwest portion, there are no slopes that exceed 15 percent slope. The majority of the community slopes gently to the northwest.

The community is comprised of agricultural open spaces with large distances between residences. The housing pattern consists of larger single-family residential lots as well as many ranches, including housing and outbuildings scattered throughout the community. These ranch houses are placed among irrigated and non-irrigated fields.

The northern agricultural community was identified in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan adopted in September 2000 as being under significant development pressure and having a high priority for preservation. Future development in this area should consider ways to set aside large tracts of open space and vistas through the clustering—or planned development provisions identified in County Code. (Adopted 4-4-2002)

The estimated 1995 population of the agricultural community is 715 people. ~~The projected 2015 population for the community is estimated to be approximately 731 to 747 people.~~ Figure 11.13.5 depicts the land use for this community.

### Services and Facilities

#### Schools:

There are no schools located in the agricultural communities. The area generates approximately 162 elementary, middle, and high school students. Area students attend various schools throughout the Carson Valley.

#### Utilities:

The larger residential lots and ranches within this community are served by individual septic systems for sewage and individual wells for domestic water.

Fire Protection:

There are no fire departments located in the community. Neighboring volunteer fire departments may be utilized. Otherwise, the Nevada Division of Forestry, the Sierra Forest Fire District, or the East Fork Fire Protection District would respond, depending on the fire location.

Roadways:

State Route 88 runs through the south-central portion of this community. U.S. Highway 395 runs along the eastern community boundary. Both of these highways are principle arterials.

~~The majority of~~Most roadways in this community are collectors. ~~The main roadways are through this community and are~~ Foothill Road/Jacks Valley Road, Genoa Lane, Muller Lane, Mottsville Lane, Buckeye Road, Stockyard Road, and Heybourne Road. To the north, the Clear Creek area is served by Old Clear Creek road via Highway 395. Access along Old Clear Creek begins in Carson City and intersects Douglas County, Carson City, and Washoe Tribe boundaries. ~~(Adopted 4-4-2002)~~

**Key Issues**

Refer to the Agricultural section of this plan for specific provisions relating to agriculture for this community.

Levels of Service:

Rural service standards should be used to provide sufficient service to the community while respecting the community’s character.

**North, South and Central Agriculture Community Area Goals and Policies**

**Goal NSCA.01:** \_\_\_\_\_ **To preserve and enhance the existing scenic and resource character of the north, central and south agricultural communities. ~~(Adopted 4-4-2002)~~**

**Policy NSCA 01.01:** \_\_\_\_\_ **The County shall use its Master Plan and development regulations to maintain or \_\_\_\_\_ enhance the existing rural and scenic character of the community. ~~(Adopted 4-4-2002)~~**

**Policy NSCA 01.02:** \_\_\_\_\_ **When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.**

\_\_\_\_\_ ~~(Adopted 4-4-2002)~~

~~NORTH, SOUTH AND CENTRAL~~ **North, South and Central Agriculture  
Community Plan Area Map**

Figure 13.4 North and Central Agriculture Community Plan Area

## Airport Community Plan Area

### Location and General Description

The Airport community lies centrally within the Carson Valley immediately south of Johnson Lane and includes the area surrounding the Minden-Tahoe Airport and the identified Carson Valley Ranch Receiving Area.

While the Airport Community has primarily focused on development and airport related issues, the designation of a substantial amount of receiving area provides additional opportunity for use of Transfer of Development Rights (TDRs), flood protection, and airport buffering. The Minden-Tahoe Airport serves the County as an air transportation center and includes access for personal business and corporate aircraft.

Agricultural and vacant lands comprise more than 50 percent of the community. The wetland/flood plain in the southeast portion of the community provides an area for groundwater recharge and area set aside for aviation safety within the Airport property. The other half of the acreage is dedicated to community facilities, office, industrial uses, and residential use. Agricultural lands exist along U.S. 395 providing a rural atmosphere along the highway corridor.

There are 4,677 total acres of land, 3,766 of which are privately owned and 911 acres are in public ownership. With the exception of about an acre of U.S. Forest Service lands, the balance of the public lands are owned by Douglas County.

The estimated 1995 population for the Airport community is 97 people. ~~The projected 2015 population will be from 650 to 1,223 people based on a County-wide growth rate of 2 to 3.5 percent. (Adopted 4-4-2002)~~

### Land Use

The community facilities, located on the western portion of the airport property, include aviation businesses and private aircraft hangars. It also contains a County maintenance yard that includes the County Road Department, a County vehicle maintenance facility, a joint County/School District warehouse, a County record storage facility, a School District bus yard and maintenance facility, and a U.S. Forest Service storage yard on 10 acres. The Meridian Business Park and Carson Valley Business Park are located in the community. There are approximately 1,000 acres of industrial land use planned for future development in the community. Office industrial uses are encouraged along Johnson Lane to buffer the residential uses to the north.

In addition to its industrial and commercial importance as a multi-million dollar public facility, the airport also serves as a world-class glider or sailplane soaring base, the site of the Sierra Front Interagency Fire Center, P-51 Court businesses, an 80-acre aviation development at the southwest corner. The airport also provides access to the region during emergencies. The Airport is home to approximately 250 aircrafts, the number of aircraft has more than doubled since 1983, and the trend is expected to continue. Therefore, there is additional demand for the construction of on-site hangars and additional runway and taxiway improvements as well as other airport facilities. Figure 4-13.6 depicts the land use for the Airport area. ~~(Adopted 4-4-2002)~~

## Services and Facilities

### Schools

There are no schools located in the Airport community. The community generates about 22 elementary, middle, and high school students. Elementary students attend Carson Valley elementary schools, but will in the future attend Piñon Hills Elementary in the Johnson Lane area. All middle and high school students attend Carson Valley Middle School and Douglas High School, respectively.

### Parks

The Airport community does not contain any parks. Parks will be planned for the receiving area as part of a specific plan.

### Fire Station

The Airport community lies within the East Fork Fire Protection District with the Johnson Lane Volunteer Fire Department being closest to the community. Additional industrial development and expanded airport operations and uses may require establishment of a fire station in this area in the future as well as the receiving area.

### Utilities

Wastewater treatment in the Airport community is provided by the North Valley Wastewater Treatment Plant. The Douglas County Airport water system is the only existing water system in the community and currently serves the airport, as well as surrounding commercial and industrial users. Expansion of the system and joining with the Johnson Lane system is proposed and will provide service to both industrial and residential areas.

### Roadways

Airport Road is an east-west collector roadway and is a two-lane State maintained road, which provides access to the community from Highway 395. Heybourne Road is a north-south collector roadway that currently runs through the Community and is proposed to extend south to Minden. East Valley Road will serve the receiving area as a collector. The Mid-Valley Arterial is designated for the long-term community plan beyond the year 2015.

## Key Issues

### Appropriate Industrial Development

With growing industrial development, access, aesthetics, and compatibility with airport operations are primary concerns.

### Inclusion of the Airport Master Plan into the Area Plan

Goals and recommendations of the Airport Master Plan include the construction and development of additional facilities and services. Additional facilities and services include establishment of a sailplane facility on the east side of the Airport, development of another runway, construction of an additional taxiway, additional hangars, and expansion of the services offered by fixed base operators, construction of a central tower and installation of additional electronic navigational aids. Additionally, the Airport plan calls for enhancement of airport design standards. An update of the Airport Master Plan will be completed in FY 2007-08.

### Receiving Area Issues

The Receiving Area designation on approximately 1,400 acres is anticipated to be developed with single-family estates densities. Services will include urban services for water and sewer service from existing community systems and the balance of the services will be rural in nature to be compatible with the surrounding community. ~~(Adopted 4-4-2002)~~

### Levels of Service

Urban service standards should be utilized within the industrial, receiving area, and public facility areas of this community. Rural service standards should be utilized in the agricultural areas.

### Airport Community Plan Area Goals and Policies

**GOAL AP.01:** ~~\_\_\_~~ **To promote the growth of the Airport community as an employment center and new residential community that is compatible with the built and natural environments in the vicinity and consistent with the Airport Master Plan.**

Policy AP.01.01 ~~\_\_\_~~ ~~\_\_\_~~—Douglas County shall use its zoning, project review process, and design guidelines to promote development that will enhance property values and the aesthetics of the Airport community.

Policy AP.01.02 ~~\_\_\_~~ ~~\_\_\_~~—Office industrial uses are encouraged to be developed along the south side of Johnson Lane and shall be designed to be compatible with planned residential development in the vicinity, minimizing aesthetic and other impacts.

Policy AP.01.03 ~~\_\_\_~~ ~~\_\_\_~~—Douglas County shall regulate direct access on Airport Road, Heybourne Road, and East Valley Road to maintain the function and safety of these collector streets.

Policy AP.01.04 ~~\_\_\_~~ ~~\_\_\_~~—Douglas County shall require the paving of all public roads in the Airport community. Driveways, parking areas, loading areas, and other high activity areas in non-residential developments shall be paved.

Policy AP.01.05 ~~\_\_\_~~ ~~\_\_\_~~—A specific plan for the receiving area shall be prepared by the property owner for review by Douglas County. Issues to be addressed, but not limited to, include on- and off-site flooding and drainage controls, infrastructure, including connection to

community sewer and water systems, traffic and roadways, land use compatibility, and overall community design.

**GOAL AP.02:** ~~01~~ **To promote development in the Airport community that reduces risks related to airport activities.**

Policy AP.02.~~01~~-**01** The County shall preclude the development of high occupancy structures and noise sensitive land uses in areas within the flight path of the Douglas County Airport.

Policy AP.02.~~02~~-**02** The County shall preclude land uses in the flight path that pose unacceptable hazards to airport operations or development near the Airport. These can include, but should not be limited to, uses that attract flocks of birds, uses storing significant quantities of toxic or explosive substances, and uses that result in reduced visibility and/or electronic disturbances.

Policy AP.02.~~03~~-**03** The specific plan developed for the receiving area shall ensure compatibility with the airport and be consistent with the Airport Master Plan.

**GOAL AP.03:** ~~01~~ **To ensure the timely provision of community facilities, services, and infrastructure at levels adequate for the Airport community.**

Policy AP.03.~~01~~-**01** Douglas County shall plan and provide public facilities and services to the Airport community at established urban levels of service, except for agricultural and rural residential properties.

Policy AP.03.~~02~~-**02** Douglas County should plan parks in the Airport community consistent with the County's park standards established in the Parks and Recreation Element.

Policy AP.03.~~03~~-**03** Douglas County shall promote the timely and orderly provision of water and wastewater systems to serve urban development in the Airport community. Priority shall be given to expansion of services required to meet the needs of proposed industrial uses and the receiving area.

Policy AP.03.~~04~~-**04** The water system for the Airport community shall be designed to provide adequate fire flow for non-residential developments.

**Airport Community Plan Area Land Use and Transportation Plan**

Figure 13.6-Airport Plan Area Land Use and Transportation Plan

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## East Valley Community Plan Area

### Location and General Description

The East Valley Community is located on the east side of the Carson Valley south of the Johnson Lane Community.

The community of East Valley has been developing as rural residential during the last several years. The community enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinenut Mountains.

The community of East Valley consists of approximately 9,900 acres and is primarily composed of low density residential lots, agricultural lands, and public lands. There are two significant non-residential areas generating an employment base within the community. The majority of this employment is attributed to the Bently Science Park and the Aervoe-Pacific Corporation. Future industrial development expansion would be most appropriately located in the Bently Science Park and the Aervoe Industrial Park areas. Each of these industrial areas are planned to have the full array of urban services.

The primary design feature of the existing community of East Valley is the large lot residential development often on scattered irregular-shaped parcels.

There are some areas of moderate (between 10 percent ~~to~~ and 30 percent) to steep (greater than 30 percent) slopes at the higher elevations in the eastern portions of the community. Agricultural lands, adjacent to Orchard Road south of Buckeye Road to the southern limits of the planning area, are considered prime farmland.

The estimated 1995 population of East Valley is 592 people. ~~The projected 2015 population will be between 2,519 and 4,517 based on a County-wide growth rate of 2 to 3.5 percent.~~

### Existing and Proposed Land Use – ~~Existing and Proposed~~

Land Uses in the East Valley Community include irrigated agriculture, private range, and rural residence. There are 5,015 acres of existing residential developments. Of the 5,015 acres of residential development, 4,779 acres or 95 percent are developed with lots greater than one acre.

There are approximately 5,172 acres of non-residential land in East Valley. The non-residential uses include 871 acres of industrial; 20 acres are designated for utility uses and 64 acres for the Eastside Memorial Cemetery. The majority of undeveloped, non-residential land is private, undeveloped land, consisting of 2,038 acres.

## Services and Facilities

### Schools

There are no schools located in the East Valley community. East Valley generates approximately 134 elementary, middle, and high school students. Elementary school students attend other schools in Carson Valley. Middle school students attend the Carson Valley Middle School, and high school students attend Douglas High School. ~~School sites are included in the Buckeye Creek project.~~

### Parks

Currently, there is only one park located in the East Valley community. This facility is a 2-acre, privately-owned neighborhood park located on the property of the Bently Science Park.

### Fire Stations

There are no fire stations located in the East Valley Community. This community falls within the East Fork Fire Protection District and is protected by fire stations in adjacent communities.

### Utilities

Utility services for residential uses in East Valley are currently individual wells and individual septic systems.

The Bently Science Park does have its own water system. The system, within the 280-acre Science Park, consists of a water supply system to meet the needs for domestic consumption, industrial uses, and a portion of the irrigation demand, as well as a separate fire supply system. The fire protection system consists of one 2,000,000 gallon fire reservoir with fire pumps capable of delivering 1,500 gpm at 100 psi throughout the park. Also, the Williams Industrial Park has its own water system.

### Roadways

There are no arterial roads in the East Valley Community. Collector streets are Toler Lane, Fish Springs Road, Pinenut Road, Buckeye Road, and East Valley Road.

## Key Issues

### Maintain Rural Atmosphere

Community residents supported quality growth which maintains the low density residential development pattern that currently exists with minimum lot sizes of generally 2 to 5 acres.

### Open Space Preservations

Clustering development and separating land uses with areas of large lot residential development can help preserve the rural atmosphere.

| Airport Compatibility.

Land use and future development of the community should be compatible with airport operations and land use.

| Provision of Appropriate Levels of Service.

Rural -service standards should be provided in the rural communities while respecting the character of the community. Adequate urban services need to be provided in advance of any urban development.

## **East Valley Community Plan Area Goals and Policies**

**GOAL EV.01:—** **\_\_\_ To preserve and enhance the character of the existing rural development in the East Valley community while establishing urban development that is compatible with the built and natural environments.**

Policy EV.01.~~01~~—01 Douglas County shall designate East Valley as a community with rural and potential urban service areas. The urban service area consists of the area covered by the proposed Buckeye Creek development.

Policy EV.01.~~02~~—02 Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use.

Policy EV.01.~~03~~—03 Douglas County shall plan for neighborhood commercial development within the urban portion of the East Valley community to meet the needs of the community's residents.

Policy EV.01.~~04~~—04 Douglas County shall require compact commercial development patterns. Douglas County shall discourage strip commercial development.

Policy EV.01.~~05~~—05 Douglas County shall designate areas for industrial development and provide for industrial expansion to accommodate existing industry, to provide employment opportunities, and to support County-wide economic development policies.

Policy EV.01.~~06~~—06 Douglas County shall establish appropriate design guidelines for commercial and industrial development located adjacent to residential areas, to provide appropriate buffer areas and compatible design.

Policy EV.01.~~07~~—07 Douglas County shall work with the Bureau of Land Management (BLM) to identify areas to be included as permanent publicly accessible open space along the eastern side of the East Valley community.

Policy EV.01.~~08~~—08 The Orchard Road corridor will be maintained at a ten (10) acre minimum lot size.

Policy EV.01.~~09~~—09 All single-family estate designations within the community shall be maintained at a two (2) acre minimum parcel size.

**GOAL EV.02:—** **\_\_\_ To ensure the timely provision of community facilities and infrastructure at levels adequate for the rural and urban areas of the East Valley community.**

Policy EV.02.~~01~~—01 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban development area of the East Valley community at established urban levels of service.

Policy EV.02.~~02~~—02 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the rural development areas of the East Valley community at established rural levels of service. The County shall work to upgrade facilities in existing rural areas over time and with available resources.

Policy EV.02.~~03~~—~~03~~ The Douglas County School District should continue to monitor the need for development of a potential school site in the East Valley community.

Policy EV.02.~~04~~—~~04~~ Douglas County shall require the provision of adequate arterial and collector streets to create an efficient traffic circulation pattern.

Policy EV.02.~~05~~—~~05~~ Douglas County shall require that all arterial and collector streets in new urban and rural developments be paved.

Policy EV.02.~~06~~—~~06~~ Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of East Valley, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.

Policy EV.02.~~07~~—~~07~~ Douglas County shall require community water and sewer systems for new development in urban areas of East Valley.

Policy EV.02.~~08~~—~~08~~ Douglas County shall require the provision of urban services to all industrial and commercial development in the East Valley area in accordance with service areas consistent with this plan.

Policy EV.02.~~09~~—~~09~~ Douglas County shall plan, construct, and operate parks in the East Valley community consistent with the County’s park standards established in the Parks and Recreation Element.

**GOAL EV.03:— \_\_\_ To provide appropriate public safety service to the East Valley community.**

Policy EV.03.~~01~~—~~01~~ Douglas County shall cooperate with the East Fork Fire ~~& Paramedic~~ District to provide adequate fire response times and fire suppression facilities for the East Valley community. The establishment of a volunteer fire department in the East Valley community may be necessary to implement this policy.

Policy EV.03.~~02~~—~~02~~ Douglas County shall work with the East Fork Fire ~~Protection & Paramedic~~ District and water providers to make available sufficient fire flow to meet the needs of the East Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.

**Goal EV.04:— \_\_\_ To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

Policy EV.04.~~01~~—~~01~~ Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads. ~~(Adopted 4-4-2002)~~

Policy EV.04.~~02~~—~~02~~ When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners. ~~(Adopted 4-4-2002)~~



**East Valley Community Plan Area Land Use and Transportation Plan**

Figure 13.7 East Valley Community Plan Land use and ~~Transportation~~ Transportation Plan

# Fish Springs

## Location and General Description

The Fish Springs community is located in the Carson Valley Planning Area, ~~however, and is~~ separated from the Carson Valley by the first range of hills of the Pinenut Range. The community is mostly surrounded by hills. Fish Springs received its name from Fritz Elges who constructed a covered dug-out reservoir in which carp (goldfish) were grown. Thus, an early effort of aquaculture gave the area its name.

The community of Fish Springs enjoys the scenic sage-covered hills to the west, which overlook this small valley. The piñon pine-covered Pinenut Mountains to the east, contrasting with the open public lands and irrigated agricultural lands of the valley, provide an amenity of special value to local residents.

The primary feature of Fish Springs is the large lot, generally scattered development reflective of a rural settlement. Except for a single mobile home, all residences are single family, detached dwellings on lots generally greater than one acre in size, located through the central portion of the community along the gentle topography adjacent to Pinenut Creek. Steep slopes of over 30 percent are primarily concentrated in the extreme southeast and eastern areas of the community. To the north, east, and south are the foothills, which nearly surround the community.

This community is currently an area of individually built homes, and it is assumed this pattern of development will continue. Fish Springs includes approximately 12,236 acres of land area.

The estimated 1995 population of Fish Springs is 461. ~~The projected 2015 population will be between 628 to 801, based on a County-wide growth rate of 2 to 3.5 percent.~~

## Land Use

The predominant land uses in the Fish Springs community are rural residential uses and public open space. There are approximately 518 acres of land currently developed with residential uses. Of the land developed as residential, about 20 percent is developed with lots between ten and twenty acres in size; 80 percent of the residential development is characterized by lots between one and ten acres. In general, the lot sizes north of Fish Springs Road tend to be approximately five acres, while lots south of Fish Springs Road are smaller, approximately two acres in size.

There is no commercial or industrial development in the Fish Springs community today. There is only one public/institutional use -- the Fish Springs Volunteer Fire Department.

Approximately 8,146 acres are currently undeveloped or in open space use. Almost 72 percent of this land is in public ownership. Slightly less than 17 percent is in private ownership and used for rangeland.

Figure ~~44-13~~.8 depicts land use for the Fish Springs community.

## Services and Facilities

### Schools

There are no schools located in Fish Springs. The community currently generates approximately 105 elementary, middle, and high school students. Elementary students attend elementary schools in Carson Valley. Middle and high school students attend the Carson Valley Middle School and Douglas High School, respectively.

### Parks

Fish Springs does not have any local or community parks within its community boundaries.

### Fire Stations

There is a volunteer fire department located in the Fish Springs community. During the summer (June 1 through October 1), the Bureau of Land Management staffs the Fish Springs VFD station with paid fire personnel. This community is located in the East Fork Fire Protection District.

### Utilities

Fish Springs' residents are served by individual sewage disposal systems. Water service is provided by individual wells.

### Roadways

There are no arterials running through the Fish Springs community. There is one collector, Fish Springs Road/Jacobsen Lane. A second all-weather access roadway is desired by residents of the community.

## Key Issues

### Protection of the Community's Rural Character

Fish Springs' residents oppose high-density development, mobile homes, commercial development, and any uses that would alter the rural, residential character of the community.

### Open Space Buffer

Community residents wish to retain BLM lands as a permanent open space buffer around the community.

### Levels of Service

Residents favor rural service standards.

**Fish Springs Community Plan Area Goals and Policies**

**GOAL FS.01:** ~~—~~ **To preserve the existing rural residential character of the Fish Springs community.**

Policy FS.01.01 ~~—~~ **01** Douglas County shall designate Fish Springs as a rural community. Urban land uses shall not be included in this community.

Policy FS.01.02 ~~—~~ **02** The Fish Springs Land Use Map does not include land planned for future commercial use. Commercial development to serve a neighborhood market shall not be considered consistent with the desired character of the Fish Springs community.

Policy FS.01.03 ~~—~~ **03** Douglas County shall not plan to expand the Rural Residential areas in Fish Springs until areas presently planned for this use are largely developed.

Policy FS.01.04 ~~—~~ **04** Douglas County shall work with the Bureau of Land Management (BLM) to establish a buffer of permanent, publicly accessible open space around the Fish Springs community.

**GOAL FS.02:** ~~—~~ **To ensure the timely provision of community facilities and infrastructure at levels adequate for the rural Fish Springs community.**

Policy FS.02.01 ~~—~~ **01** Douglas County shall plan and provide public facilities and services to the Fish Springs community at established rural levels of service.

Public FS.02.02 ~~—~~ **02** Douglas County shall require paving of collector roads within the Fish Springs community. For roads within this rural community with lower traffic volumes, Douglas County shall require road surfacing and maintenance standards that retain the rural community character while controlling dust and reducing maintenance costs.

Policy FS.02.03 ~~—~~ **03** Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless continuing water quality studies identify the need for community systems.

Policy FS.02.04 ~~—~~ **04** Douglas County shall not support the installation of street lights within the Fish Springs community.

**GOAL FS.03:** ~~—~~ **To provide appropriate public safety service to this rural community.**

Policy FS.03.01 ~~—~~ **01** Douglas County shall cooperate with the Fish Springs Volunteer Fire Department and the East Fork Fire ~~Protection~~ **& Paramedic Protection** District to provide adequate rural fire response times and fire suppression facilities for this community.

Policy FS.03.02 ~~—~~ **02** Douglas County shall work with the Fish Springs Volunteer Fire Department, the East Fork Fire ~~Protection~~ **Protection & Paramedic** District, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the Fish Springs community. The development of fire fill stations or other water storage may be necessary to implement this policy.

Policy FS.03.~~04~~—~~03~~ Douglas County should determine the appropriate route and plan for a secondary emergency access for the Fish Springs community.

**GOAL FS.04:**—~~To preserve and provide recreational opportunities and open space areas appropriate to this rural community.~~

Policy FS.04.~~01~~—~~01~~ Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads. (~~Adopted 4-4-2002~~)

Policy FS.04.~~02~~—~~02~~ Douglas County should plan parks in the Fish Springs community consistent with the County's park standards established in the Parks and Recreation Element.

Policy FS.04.~~03~~—~~03~~ When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners. (~~Adopted 4-4-2002~~)

**Fish Springs Community Plan Area Land Use and Transportation Plan**

Figure 13.8 Fish Springs Community Plan Use and Transportation Plan

## Foothill Community Plan Area

### Location and General Description

In the mid 1800's, the two settlements established within the Foothill community were Mottsville and Sheridan. Both of these names are used today to identify these settlement areas. The scenic quality of the Foothill community is the picturesque setting overlooking agricultural fields nestled at the foot of the pine-covered Carson Range of the Sierra Nevada Mountains. This community is comprised of approximately 6,669 acres. The community enjoys a rural environment with a low population.

The northwestern edge of the Foothill community has steep slopes in excess of 30 percent. Otherwise, the community gently slopes to the east. Surrounding the community are agricultural fields to the north, east, and south. This community contains a clustering of homes along Foothill Road which serves as a central access spine for the community. The majority of the streets in this community are two-lane paved roads with open drainage ditches.

The estimated 1995 population of Foothill is 826 people. ~~The projected 2015 population will be between 1,628 and 2,460 based on a County-wide growth rate of 2 to 3.5 percent.~~

### Land Use

Land uses in the Foothill community include irrigated agriculture, private range, and rural residences. Approximately 1,857 acres have been developed for rural residential uses with lot sizes between 1 and 10 acres. There is some residential development on smaller lots (Sheridan Acres) with lot sizes of approximately one-half acre. This community is currently an area of exclusive custom-built homes; and it is assumed this pattern of development will continue.

Foothill has no commercial or industrial uses. The Sheridan VFD and the Mottsville Cemetery are the only public facilities located in the Foothill community.

Most land in the Foothill Community area has been developed at rural levels. 2,216 acres of the land is in agricultural use, located primarily on the eastern half of the community.

Figure ~~11.13.9~~ depicts land use for the Foothill Community.

### Services and Facilities

#### Schools:

There are no schools located in the Foothill community. Foothill currently generates approximately 187 elementary, middle, and high school students. Students attend elementary school in other Carson Valley communities. Middle school students attend the Carson Valley Middle School in Gardnerville; high school students attend Douglas High School in Minden.

**Parks**

Foothill does not currently have any parks located within its community boundaries. A potential mini-park site has been identified adjacent to the fire station in the Sheridan Acres area of the community.

**Fire Stations**

The Foothill community is served by a volunteer fire department, located at 980 Sheridan Lane. The Jacks Valley and Sheridan Volunteer Fire Departments respond together with the Nevada Division of Forestry to cover the Nevada Division of Forestry and Sierra Forest Fire District lands to the west. The fire station is located in the East Fork Fire  [& Paramedic District](#). The line dividing the fire service districts is Foothill Road.

**Utilities and Waste Disposal**

The Foothill community is currently served by individual sewage disposal systems. Particular care should be exercised regarding the density of septic systems allowed in this community since no sewer service is proposed. Water for the Sheridan Acres subdivision is provided by ~~the Sheridan Acres Water Company~~ [Douglas County](#). The Sierra Country Estates subdivision is served by the Sierra Country Estates water system operated by Douglas County. The balance of the homes in the community are served by domestic wells. Future development within this area should include development of water system facilities and consolidation of the existing water systems into one unified system.

**Roadways**

Highway 207 (Kingsbury Grade) is an arterial, which provides access to the Lake Tahoe area from the Carson Valley. Mottsville Lane connects Kingsbury Grade across the valley to Highway 88. Foothill Road, a collector roadway, traverses the community north to south and provides access to the majority of residences in the community. Centerville Lane, a collector roadway, provides an additional connection to Highway 88 to the east.

**Key Issues****Retain Rural Residential Character**

Foothill residents expressed a desire to maintain the low density rural character and prohibit any commercial development within the community.

**Natural Hazards**

The natural features of the Foothill slopes create potential hazards for development. These slopes have a high wildland fire hazard. There are also hazards due to steep slopes and to seismic activity along the Genoa [Fault](#).

**Protect Public Open Space.**

County cooperation with the U.S. Forest Service in planning and management for ~~these open spacelands~~ will help achieve this objective. Public access to these lands should be established for use by hikers and equestrian enthusiasts.

**Develop a Local Park.**

Foothill residents indicated an interest in the creation of a local park located next to the Volunteer Fire Department Station.

**Levels of Service.**

Rural levels of services are proposed for this community with the addition of water system supply services for areas of higher concentration of development. Limitations on use of septic systems may impact development in the community.

**Foothill Community Plan Area**

## Goals and Policies

**GOAL FH.01:** ~~\_\_\_~~ **To preserve the existing rural residential character of the Foothill community.**

Policy FH.01.~~01~~ ~~—01~~ Douglas County shall designate Foothill as a rural community area.

Policy FH.01.~~02~~ ~~—02~~ The Master Plan shall not allow mobile homes or mobile home parks within the rural development area of the Foothill community.

Policy FH.01.~~03~~ ~~—03~~ Commercial development shall not be considered consistent with the desired character of the Foothill community.

**GOAL FH.02:** ~~\_\_\_~~ **To ensure the timely provision of community facilities and infrastructure at levels adequate for the rural Foothill community.**

Policy FH.02.~~01~~ ~~—01~~ Douglas County shall plan and provide public facilities and services to the Foothill community at established rural levels of service.

Policy FH.02.~~02~~ ~~—02~~ Douglas County shall require paved roads within the Foothill community in light of the planned residential densities and the proximity to paved major roadways.

Policy FH.02.~~03~~ ~~—03~~ Douglas County shall allow the use of individual sewage disposal systems in this rural community, unless continuing water quality studies identify the need for a community system.

Policy FH.02.~~04~~ ~~—04~~ Douglas County shall plan for a consolidated water system for the central area of the Foothill community.

Policy FH.02.~~05~~ ~~—05~~ Douglas County shall allow the use of domestic wells for service in other parts of this rural community, unless continuing water studies identify the need for a community system.

Policy FH.02.~~06~~ ~~—06~~ Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Foothill community.

**GOAL FH.03:** ~~\_\_\_~~ **To provide appropriate public safety service to this rural community.**

Policy FH.03.~~01~~ ~~—01~~ Douglas County shall cooperate with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire ~~& Paramedic Protection~~ District to provide adequate rural fire response times and fire suppression facilities for this community.

Policy FH.03.~~02~~ ~~—02~~ Douglas County shall work with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire ~~& Paramedic Protection~~ District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the Foothill community. The development of fire fill stations or other water storage may be necessary to implement this policy.

Policy FH.03.~~03~~—03 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access.

Policy FH.03.~~04~~—04 Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 15 percent) to conform to hillside development policies.

Policy FH.03.~~05~~—05 Douglas County shall require development of lands within areas of identified active fault zones to conform to seismic development policies.

**GOAL FH.04:**—      **To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

Policy FH.04.~~01~~—01 Douglas County shall work with the USFS to establish areas of permanent, public accessible open space along the western boundary of the Foothill community.

Policy FH.04.~~02~~—02 Douglas County should cooperate and strongly encourage the USFS to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

Policy FH.04.~~03~~—03 Douglas County should plan parks in the Foothill Planning Area consistent with the County's park standards established in the Parks and Recreation Element.

Policy FH.04.~~04~~—04 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.  
(Adopted ~~4-4-2002~~)

**Foothill Community Plan Area Land Use and Transportation Plan**

Figure 13.9- Foothill Community Plan Area Land Use and Transportation Plan

# Gardnerville Ranchos

## Location and General Description

The Gardnerville Ranchos community area lies in the south central portion of the Carson Valley. The community, which was historically used as ranching land, now maintains both urban and rural areas. The residents of the Gardnerville Ranchos community enjoy the picturesque agricultural fields and the panoramic views of the pine-covered Carson Range of the Sierra Nevada Mountains to the west.

Gardnerville Ranchos is primarily a residential community supplying over one-third of the housing for the Carson Valley. The area has one of the most diverse housing markets, ranging from apartment complexes, to one-third acre single-family lots, to 5-acre single-family lots with custom built homes. The undeveloped lands used for agriculture and Washoe Tribe lands provide valuable resource lands for this community. The East Fork of the Carson River traverses the northeast area of the community.

The Gardnerville Ranchos consists of 6,680 acres, or about 10 square miles, of which agricultural lands make up 2,856 acres; and current and future residential, commercial, and industrial lands make up a large majority of the balance -of the area. Urban uses total about 1,525 acres, or 26 percent of the Ranchos area.

The estimated 1995 population of the Gardnerville Ranchos is 9,654 people. ~~The projected 2015 population will be between 11,807 and 14,039 based on a County-wide growth rate of 2 to 3.5 percent.~~ The Gardnerville Ranchos is the largest community in the [County](#) and will remain one of the largest in the future.

## Land Use

Land uses in the Gardnerville Ranchos community are primarily residential in the northern and eastern portions and agricultural in the southwestern and extreme west and north portions. There is a range of residential densities in the Gardnerville Ranchos. About 550 acres are developed with lot sizes between 1 and 10 acres. About 460 acres of land have densities of 1 to 3.5 dwelling units per acre, approximately 219 acres of residential development with 3.5 to 8 dwelling units per acre presently exist in this community, and 38 acres have been developed at densities over 8 units per acre.

Commercial and office land use in the Gardnerville Ranchos is currently about 14 acres but planned commercial allows for 81 acres. A neighborhood commercial area is centered at the intersection of Kimmerling Road and Tillman Lane with smaller commercial uses provided at entries to the community at Riverview and Dresslerville Road. The major industrial use in this community is the Bing Materials facility. Smaller industrial uses include a mini-storage facility. A number of public facilities are located in the Gardnerville Ranchos to serve area residents.

Two areas are designated for future development and Transfer Development Rights receiving areas. These two areas total 1,004 acres. The area surrounding the Bing Pit is designated as a receiving area, and it is anticipated that as the pit operation nears the end of its current use, urban uses would be compatible with the area. A comprehensive specific plan which specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to establishing this area for actual development and rights must be required to support the planned densities.

The other area in the Ranchos Community, which is designated as a receiving area, is commonly referred to as Ranchos 8 and 9 or the undeveloped areas adjacent to the existing residential development on the east and south of the community. This area is anticipated to be developed with a variety of densities compatible with the existing neighborhoods and Washoe Tribe lands.

Again, a comprehensive specific plan of which specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to establishing this area for actual development and rights must be acquired to support the planned densities.

Figure ~~4-13~~.10 depicts land use for the Gardnerville Ranchos Community.

## Services and Facilities

### Schools

There are two elementary schools and one middle school located in the Gardnerville Ranchos community, C.C. Meneley Elementary, Scarselli Elementary, and Pau Wa Lu Middle School. High school students attend Douglas High School in Minden. Gardnerville Ranchos generates approximately 2,178 elementary, middle, and high school students.

### Parks

The Gardnerville Ranchos has three parks within its community boundaries. Ranchos Aspen, Birch, and Conifer Parks are neighborhood parks operated by Douglas County.

### Fire Protection

There is one fire department in the community, the Gardnerville Ranchos Volunteer Fire Department (VFD). The station is located on Mitch Drive. ~~A new station site along Tillman Lane has recently been acquired.~~

### Utilities

The Gardnerville Ranchos General Improvement District (GRGID) manages and maintains the sewer system in most of the Gardnerville Ranchos area. GRGID has approximately 35 miles of sewer main with 1,500 connections. All wastewater is transported by gravity mains to the Minden-Gardnerville Sanitation District (MGSD) treatment plant. GRGID also provides a water system that serves the majority of the community.

### Roadways

Most roads in the Gardnerville Ranchos are paved. The arterial streets in the Gardnerville Ranchos community are State Highway 88, which is part of the western boundary, State Highway 395 on the northeast boundary of the community, and Kimmerling Road which provides service from Highway 88. Principle access to the community is from Kimmerling Road, Riverview Drive, and Dresslerville Road. Collector roadways include Riverview Drive, Tillman Lane, Centerville Road, Dresslerville Road, Long Valley Road, and Drayton Blvd.

## Key Issues

### Retention of the Community's Rural Character

With areas of the community planned and already developed for more urban uses, it will be important to use techniques that separate the rural and urban uses effectively.

### Adequate and Timely Provision of Community Services

Establishing distinct guidelines for the urban areas and the rural areas will aid the community in enhancing its image and defining the boundaries.

### Roads, Access, and Circulation Patterns

Collector roads should be identified and improved. Additional capacity, as well as more efficient circulation patterns, are needed on several roads to serve the growing transportation needs of the community.

## Gardnerville Ranchos Goals and Policies

**GOAL GR.01:**—To preserve and enhance the existing character of the Gardnerville Ranchos community.

Policy GR.01.~~01~~—01 Douglas County shall designate Gardnerville Ranchos as a community with defined urban and rural areas. These areas shall be distinct and different standards shall be applied to each area. Urban land uses shall be located within the urban boundary and rural shall be outside the urban boundary.

Policy GR.01.~~02~~—02 The County shall encourage development of neighborhood commercial uses to adequately serve the Gardnerville Ranchos community.

**GOAL GR.02:**—To provide adequate community facilities and services for Gardnerville Ranchos.

Policy GR.02.~~01~~—01 Douglas County shall plan and provide public facilities and services to the rural areas of Gardnerville Ranchos community at established rural levels of service.

Policy GR.02.~~02~~—02 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban areas of the Gardnerville Ranchos community at established urban levels of service.

Policy GR.02.~~03~~—03 The County shall ensure adequate provision of park sites to meet the needs of the growing urban community at standards established in the Parks and Recreation Element.

Policy GR.02.~~04~~—04 Douglas County shall plan, construct and operate parks in the Gardnerville Ranchos community consistent with the County's park standards established in the Parks and Recreation Element.

Policy GR.02.05—05 The County shall work closely with the Douglas County School District in the development, maintenance, and joint operation of school park sites in the Ranchos.

Policy GR.02.06—06 The County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of the Gardnerville Ranchos, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.

Policy GR.02.07—07 Douglas County shall require community water and sewer systems for new development in urban areas of Gardnerville Ranchos.

Policy GR.02.08—08 Douglas County shall require the provision of urban services to all industrial and commercial development in the Gardnerville Ranchos community.

**GOAL GR.03:—To provide appropriate public safety service to the Gardnerville Ranchos community.**

Policy GR.03.01—01 Douglas County shall cooperate with the Gardnerville Ranchos Volunteer Fire Department to provide adequate fire response times and fire suppression facilities for the Gardnerville Ranchos community.

Policy GR.03.02—02 Douglas County shall work with the Gardnerville Ranchos Volunteer Fire Department and the East Fork Fire & Paramedic Protection District and water providers to make available sufficient fire flow to meet the need of the Gardnerville Ranchos community.

**GOAL GR.04:—To provide safe and convenient transportation routes within the community.**

Policy GR.04.01—01 Douglas County shall provide for an adequate system of arterial and collector streets to create an efficient traffic circulation pattern.

Policy GR.04.02—2 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.

Policy GR.04.03—03 Douglas- County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards.

Policy GR.04.04—04 Douglas County should establish design standards for the creation of gateways into Gardnerville Ranchos, in order to further delineate and enhance the image of the community.

**GOAL GR.05:—To preserve open space and a buffer between the Gardnerville Ranchos and Minden-Gardnerville communities.**

Policy GR.05.01—01 Douglas County shall place a high priority on maintaining floodplain areas as open space that are recognized for their agricultural, drainage, wetland, parkway, and greenbelt value.

| Policy GR.05.~~02~~02 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.  
| ~~(Adopted 4-4-2002)~~



**-Gardnerville -Ranchos Community Plan Area Land Use and Transportation Plan**  
Figure 13.10-Gardnerville Ranchos Community Plan Area Land Use and Transportation Plan

# Genoa

## Location and General Description

The Genoa community area lies on the western edge of Carson Valley. The community area boundaries include the Town of Genoa and a larger area surrounding the Town. Much of the western boundary is formed by U.S. Forest Service property.

Part of Genoa's charm is its attractive location nestled at the toe of the Carson Range of the Sierra Nevada Mountains. Genoa is the oldest town within Nevada, settled in 1851. Bordering lands to the north, east, and south are predominantly irrigated agriculture fields. The community area is comprised of approximately 6,374 acres.

The Town of Genoa is a small rural community, located where the valley meets the mountains. The homes are single and detached, -they tend to be 1 to 1 ½ stories high and are small in size and simple in form. Lot sizes vary greatly, ranging from 0.04 acres to 19 acres in area. The setbacks of the houses vary with the older homes closer to the street than current County zoning would permit. The commercial buildings along Main Street observe nearly a uniform setback. Newer developments surrounding the older area of town are larger lots, 1/3 - 1 acre. The Genoa Lakes project, located one mile north of town is a planned neighborhood of 220 homes on lots from 1/3 to 1/2 acre in size with a championship 18-hole golf course.

The estimated 1995 population of Genoa is 478 residents. Most of this population lives in and around the Town of Genoa. The population projection for the year 2015 is between 981 and 1,504 based on a County-wide growth rate of 2 to 3.5 percent.

## Land Use

The Genoa community consists of the Town of Genoa and the outlying rural area. Much of the Town of Genoa is included within a National Register Historic District and/or the Genoa Historic District, which is a local district with boundaries based on the 1874 map of the Town. The Town is the commercial and residential hub of the community. Residential subdivisions are located to the east and in the Genoa Lakes subdivision to the northeast of the Town. An approved new development of approximately 300 homes and a golf course is located on the Little Mondeaux Ranch, three miles north of the town. The remainder of the outlying community is primarily agricultural.

There are about 387 acres of residential land in the community. About 87 percent of the residential land is devoted to lots ranging from 1 to 10 acres. The balance of the residential land is developed at densities ranging from 1 to 3.5 units per acre. Most of the land within this latter category is located in the Town of Genoa.

The town's 4 acres of commercial development is located within the central portion of Genoa and within an area that is on the National Register of Historic Districts. This development includes both office and general commercial uses. Walley's Hot Springs is located one mile south of Genoa and contains hot spring pools, restaurant, and a planned hotel.

The Genoa community poses several restrictions to development. Retention of agricultural lands limit development throughout most of the community. Also, steep slopes on the western edge of Genoa and the Historic District preclude or severely restrict most development in Genoa. Additionally, new development when permitted in the downtown historic Genoa area, must comply with strict architectural standards.

Douglas County Redevelopment Area No. 1 was adopted in 1998, which includes properties within the Town of Genoa and surrounding areas. ~~(Adopted 4-4-2002)~~

Figure ~~44-13.11~~ depicts land use for the Genoa Community.

## Services and Facilities

### Schools:

There are no schools located in the Genoa community. The Genoa community currently generates approximately 108 elementary, middle, and high school students. Students in middle and high school attend the Carson Valley Middle School and Douglas High School, respectively. Elementary school students attend schools in other parts of the Carson Valley.

### Parks:

The Genoa community has two parks, the Mormon Station State Park and the newly developed Genoa Town Park. The Mormon Station State Park is a 2-acre special use park used as an historic landmark. The Genoa Town Park is a 1-acre neighborhood park.

### Fire Station:

The Genoa Volunteer Fire Department (VFD) is located in the commercial district of the Town. A new fire station site is located in the Town core area also. This community is located in both the East Fork Fire ~~Protection & Paramedic~~ District and the Sierra Forest Fire District.

### Utilities:

Community sewage collection is provided to the Genoa Lakes development and lines and pump stations are sized to serve the entire Genoa area. ~~Future expansion of collection facilities is encouraged. A new force sewer main, funded by Douglas County and the Redevelopment Agency, has been constructed along Genoa Lane to provide additional community sewer service.~~

Most of the community's residents obtain water from individual wells. Given the density of development of septic systems within the Town of Genoa and the relatively shallow depth to groundwater in some areas, the potential for groundwater contamination is a concern. ~~The new force sewer main is a step toward addressing this concern. , hence, the need for a sewer collection system and water system.~~

The Sierra Shadows Water System and the Genoa Lakes Water System, operated by Douglas County, provide water to portions of the community. It is anticipated this system will be expanded in the future to include the Little Mondeaux Ranch water system, which will serve the golf course and the new development and tie in with the other systems.

| Walley's Hot Springs Resort has its own water well and water system and is anticipated to be served by extensions of water and sewer service from the overall community system in the future.

| Roadways—

Foothill Road (State Route 206) - Main Street - Jacks Valley Road provides access for the Town and community north and south. The road is a State roadway south of Genoa Lane and a County road north of Genoa Lane.

There are two other significant roadways in the community, Genoa Lane and Muller Lane. Both of these are State highways and serve as collectors, connecting the Genoa community with U.S. Highway 395.

## Key Issues

### Retention of the Community's Character

Preserving existing historic structures and ensuring that new development is compatible with the character of existing development are two means of maintaining the Town's and community's distinctive character.

### Retention of Genoa's Historic Commercial Core

An active commercial center, with services provided for the Town's visitor, will promote both local and tourist needs.

### Minimizing the Risks from Natural Hazards

The County should establish regulatory limits to development by natural hazards to protect its citizens' physical and economic welfare.

### Provision of Appropriate Facilities

The Genoa area plan should balance the needs, desires, and resources of the community's residents by providing for levels of service that are appropriate to the demands for these facilities.

### Minimizing the Impacts of Traffic

Any future design modifications required to improve traffic flow should also maintain the safety of pedestrians and the historic ambiance of the community.

## Genoa Community Plan Area Goals and Policies

**GOAL GE.01: — To preserve and enhance the existing character of the Town of Genoa and Genoa community.**

Policy GE.01.01 — 01 The County shall use its Master Plan and development regulations to maintain or enhance the existing rural and historic character of the community.

Policy GE.01.02 — 02 The County shall support the expansion of commercial development within the Town of Genoa in a manner that is compatible with the Town's existing historic character. The retention of and expansion of mixed commercial and residential uses in the designated commercial area is encouraged.

Policy GE.01.03 — 03 The County's development regulations should support growth in the bed and breakfast industry in Genoa to preserve existing historic homes and to promote tourism of Genoa's historic resources.

Policy GE.01.04 — 04 The County shall continue to use design review to ensure that new commercial development is compatible with the historic character of the Town of

Genoa. This process shall address the amount, scale, design, location and intensity of new non-residential development.

Policy GE.01.~~05~~—~~05~~ The County should periodically review the advisability of expanding the historic district.

Policy GE.01.~~06~~—~~06~~ The County shall encourage commercial development within the Town of Genoa, along the Main Street commercial corridor, rather than outside of the Town of Genoa. ~~(Adopted 4-4-2002)~~

Policy GE.01.~~07~~—~~07~~ The County should encourage the displacement of -overhead power and communication transmission lines to underground facilities along State Route 206 within the Town of Genoa. ~~(Adopted 4-4-2002)~~

**GOAL GE.02:— To minimize the risks to the residents of the Genoa community from natural hazards.**

Policy GE.02.~~01~~—~~01~~ The County shall limit development on moderate and steep slopes in accordance with the adopted policies of the Conservation Element to minimize fire and seismic hazards.

Policy GE.02.~~02~~—~~02~~ Douglas County shall regulate flood plain development in accordance with the adopted policies of the Conservation Element.

**GOAL GE.03:— To ensure the timely provision of community facilities, services and infrastructure at levels adequate for the Genoa community.**

Policy GE.03.~~01~~—~~01~~ Douglas County shall plan and provide public facilities and services to the Genoa community at established appropriate levels of service. Appropriate levels of service means rural, urban, or a combination of these service levels based on consideration of the nature of the use, the adequate facilities standards of this plan, and the community's character. ~~(Adopted 4-4-2002)~~

Policy GE.03.~~02~~—~~02~~ Local roads within the Town of Genoa shall continue to maintain the rural character while controlling dust.

Policy GE.03.~~03~~—~~03~~ Community water and sewer systems shall be extended to service the developed areas of the Town and community.

Policy GE.03.~~04~~— Support the Town's efforts in conducting analysis and improving drainage facilities within the Town of Genoa.

Policy GE.03.~~05~~—~~05~~ Douglas County should plan parks in the Genoa Planning Area consistent with the County's park standards established in the Parks and Recreation Element.

Policy GE.03.~~06~~—~~06~~ Douglas County shall encourage and work with the Nevada Department of Transportation to extend the bicycle and pedestrian system from Jacks Valley Road

along State Route 206, through the Town of Genoa, south to Walley's Hot Springs Resort, and up to Kingsbury Grade. ~~(Adopted 4-4-2002)~~

**GOAL GE.04: — 01 — To provide appropriate public safety service to this rural community.**

Policy GE.04.01 — 01 — Douglas County shall cooperate with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire & Paramedic Protection District to provide adequate rural fire response times and fire suppression facilities for this community.

Policy GE.04.02 — 02 — Douglas County shall work with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire & Paramedic Protection District and water providers to make available sufficient fire flow to meet the needs of the Genoa community.

Policy GE.04.03 — 03 — Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access and to conform to the design guidelines.

Policy GE.04.04 — 04 — Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic guidelines.

**GOAL GE.05: — 01 — To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

Policy GE.05.01 — 01 — Douglas County should cooperate with and strongly encourage the U.S. Forest Service to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

Policy GE.05.02 — 02 — When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners. ~~(Adopted 4-4-2002)~~

**GOAL GE.06: — 01 — To allow urban development within the Little Mondeaux Ranch area with adequate urban infrastructure which is compatible with the character of the Genoa Community Planning Area. ~~(Adopted 9-8-98)~~**

Policy GE.06.01 — 01 — The County shall consider designating a portion of the Little Mondeaux Ranch area as Receiving Area to allow the transfer of residential development rights. ~~(Adopted 9-8-98)~~

Policy GE.06.02 — 02 — The portion of the Little Mondeaux Ranch area designated as Receiving Area on the Master Plan Land Use Map shall be placed within the urban service area boundary. Development which increases the density beyond that allowed by the base zoning g-district will be subject to approval of a planned development or developments and transfer of development rights, in the manner provided by law. ~~(Adopted 2-12-02)~~

Policy GE.06.~~03~~~~03~~ The portion of the Little Mondeaux Ranch area designated as Receiving Area on the Master Plan Land Use Map shall be required to connect to community water and sewer systems and provide paved streets. ~~(Adopted 9-8-98)~~

Policy GE.06.~~04~~~~04~~ The County shall consider reduction or modification of ~~streetlighting~~~~street lighting~~ and standard street sections with the development of the Little Mondeaux Ranch property. ~~(Adopted 9-8-98)~~



**GENOA-Genoa Community Plan Area Land Use and Transportation Plan**

Figure 13.11- Genoa Community Plan Area Land Use and Transportation Plan

## Indian Hills/Jacks Valley Community Plan Area

### Location and General Description

The Indian Hills/Jacks Valley community, located at the north end of the Carson Valley, is the northern gateway of Douglas County. The mountains of the Toiyabe National Forest to the west, outside of the community boundaries, augment the other natural open spaces and contribute to the natural scenery that is such an important part of this community's character.

The community, which has been labeled a bedroom community of Carson City, is primarily residential, however, some commercial and industrial uses exist. Though Indian Hills/Jacks Valley is one community, it is composed of three distinct neighborhoods, Indian Hills, Jacks Valley, and Alpine View Estates.

Indian Hills/Jacks Valley totals 5,107 acres. The community is bisected by the Jacks Valley Wildlife Management area. The Indian Hills/Jacks Valley community varies in terrain. This area lies between steep slopes of the Sierras to the northwest, to the broad flood plain of the Carson River to the southeast. The majority of the community is on rolling hills with slopes not exceeding 15 percent.

The estimated 1995 population of Indian Hills/Jacks Valley is 3,217. ~~The projected 2015 population for the community will be between 3,877 and 4,561 based on a County wide growth rate of 2 to 3.5 percent.~~

### Land Use

Indian Hills consists of a mixture of detached single-family homes, manufactured housing, and apartments in suburban residential development setting. A small neighborhood commercial center is located on Mica Drive at the entry to the community.

The Jacks Valley area consists primarily of detached single-family homes on an average lot size of one acre. The homes are custom-built homes with the styles and sizes varying greatly. Jacks Valley community character is rural and is typified by medium to large lot suburban residential with unpaved streets.

Alpine View Estates is nestled on the foothills of Jacks Valley with spectacular views of the mountains and agricultural fields. Alpine View Estates has detached single-family homes on an average lot size of two acres. These homes are custom-built homes, which are generally large and upscale. The residents wish to maintain the rural character of the community. Alpine View Estates' character is typified by large lot rural residential areas and natural open space with paved streets.

The developed portions of the community are primarily residential. Vacant land and public open space dominate undeveloped parts of this community.

Most of the community's 3,789 acres of non-residential land are either public (1,920 acres) or vacant (1,163 acres). In addition to these public lands, there are 80 acres devoted to an Indian Hills General Improvement District (IHGID) park and 14 acres dedicated to educational and other community facilities. Non-irrigated agricultural, range, and Washoe Tribe lands account for 1,006 acres. While the community is primarily residential and open space, there is a small amount of light industrial development in the northeastern portion of the community and several small commercial uses along the U.S. Highway 395 corridor. Future

commercial is planned at the intersection of Jacks Valley Road and Highway 395. This area should be considered as potential mixed-use for both higher density residential and commercial uses.

In 1998, portions of the community were included within Redevelopment Project Area No. 1, with the hope of acquiring funding for needed infrastructure within the community.

In September 2000, a specific plan which set forth the land use and zoning of the area was adopted for the properties located on the east side of U.S. Highway 395, generally north of the Sunridge residential development. The area also included existing commercially zoned lands located on the west side of U. S. Highway 395, north of Jacks Valley Road. The majority of the area to the east of U.S. Highway 395 is held by the Bureau of Land Management (BLM). It is anticipated that once these publicly held properties are sold to private development, the proceeds will be used to purchase conservation easements within Douglas County. ~~(Adopted 4-4-2002)~~

Figure ~~11-13~~.12 depicts land use within the Indian Hills area.

## Services and Facilities

### Schools:

The Jacks Valley Elementary School, serving kindergarten through sixth grade students, is the only school in the Indian Hills/Jacks Valley community. The school has a capacity of 897 students and a current enrollment of 912 students. The community generates approximately 726 elementary, middle, and high school students. Elementary students attend Jacks Valley Elementary School, middle school students attend Carson Valley Middle School, and high school students attend Douglas High School.

### Parks:

The Indian Hills/Jacks Valley community has four parks, the James Lee Memorial Park, the Sunridge North Park, Sunridge South Park, and the Coloma Trailhead and Park Entrance. The James Lee Memorial Park is a 64-acre neighborhood park and includes a ball field, play equipment, and picnic areas for local residents, as well as undeveloped area. The Sunridge Parks, both North and South, are mini parks with a combined acreage of nearly 5 acres. The Coloma Trailhead provides a small park-like setting and trailhead entrance information. A Valley Crest Trailhead and park Entrance is planned as part of a 14-acre open space property located off Vista Grande Boulevard at Vista Park Street. Additionally, residents also use the facilities at Jacks Valley Elementary School for recreational purposes. ~~(Adopted 4-4-2002)~~

### Fire Protection:

The Jacks Valley VFD has two fire stations located in the Indian Hills/Jacks Valley community, the Jacks Valley station and the Ridgeview station. The Nevada Division of Forestry (NDF) has paid fire personnel stationed in Ridgeview. The Jacks Valley VFD cooperates with the Sheridan VFD and the Nevada Division of Forestry to cover NDF, Sierra Forest Fire District lands to the west and south, and Genoa and the surrounding areas. ~~(Adopted 4-4-2002)~~

Part of the community is within the Sierra Forest Fire Protection District and a portion is within the East Fork Fire Protection District. The area west of U.S. Highway 395 is the Sierra Forest Fire Protection

District and the area east of U.S. Highway 395 is within the East Fork Fire ~~& Paramedic Protection~~-District (EFFPD). The ~~East Fork Fire Protection District~~EFFPD anticipates construction of a fire station in the future in the Sunridge project and it is anticipated the Ridgeview station would be closed as a result.

Utilities

Water and wastewater services for the community are provided by the Indian Hills General Improvement District (IHGID), the Douglas County Utility Division, and Sierra Estates General Improvement District. Consolidation of water systems should be encouraged.

Roadways

There is one arterial running through Indian Hills/Jacks Valley, U.S. Highway 395. Jacks Valley Road, a collector roadway, provides access from Highway 395 to Genoa. Two internal collector streets provide access on either side of U.S. 395 and loop back to Jacks Valley Road or Highway 395.

The Indian Hills/Jacks Valley community includes both an Urban Service Area and rural areas. Roadway improvements should be required that are appropriate for these development patterns.

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**Key Issues**

Retention of Community’s Existing Character

Future development should accommodate urban growth within the urban service area while retaining the community’s rural character in the balance of the community.

Provision of Appropriate Facilities and Services

The urban areas shall require urban services. Urban services, such as water service, may be utilized for portions of the rural areas. Facility and service standards should distinguish between urban and rural service levels for other services.

Appropriate Resource Management

Residents want to preserve the community’s natural resources for their continued enjoyment, particularly the Jacks Valley Wildlife Management Area. Providing careful access to public lands can help the public take advantage of these resources while protecting wildlife habitat.

**Indian Hills/Jacks Valley Community Plan Area Goals and Policies**

**GOAL IH.01: — To preserve the existing character of the community while permitting rural and urban growth that is compatible with the built and natural environments.**

Policy IH.01.~~01~~—01 Commercial designations within the center of the Indian Hills area shall be limited to neighborhood commercial uses that serve the needs of the community’s residents.

- | Policy IH.01.~~02~~—~~02~~ Commercial designation located at the intersection of Jacks Valley Road and Highway 395 should provide for mixed residential and commercial uses.
- | Policy IH.01.~~03~~—~~03~~ Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism.
- | Policy IH.01.~~04~~—~~04~~ Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County.
- | Policy IH.01.~~05~~—~~05~~ Douglas County shall use its zoning, project review process, and design guidelines to ensure that multi-family and non-residential developments are compatible with nearby development.
- | Policy IH.01.~~06~~—~~06~~ Douglas County shall minimize the number of points of access to U.S. Highway 395 and Jacks Valley Road. The County shall establish minimum spacing standards between public street intersections. Direct access from private property should be limited.
- | Policy IH.01.~~07~~—~~07~~ The single-family designation located east of Hobo Hot Springs Road shall be retained with a minimum parcel size to two (2) acres.

**GOAL IH.02:— To ensure the timely provision of community facilities, services, and infrastructure at levels that are appropriate to the Indian Hills/Jacks Valley community.**

- | Policy IH.02.~~01~~—~~01~~ Douglas County shall plan and provide for public facilities and services at established urban levels of service in urban areas of Indian Hills.
- | Policy IH.02.~~02~~—~~02~~ Douglas County shall plan and provide public facilities and services at established rural levels of service in the rural areas of the community.
- | Policy IH.02.~~03~~—~~03~~ Douglas County shall encourage the timely and orderly expansion of water and wastewater systems in urban areas to meet the service and fire protection needs of the community’s businesses and residents.
- | Policy IH.02.~~04~~—~~04~~ Douglas County shall encourage the consolidation of water systems to provide a safe, reliable source of water for service and fire protection needs of- the community.
- | Policy IH.02.~~05~~—~~05~~ The County shall require community water service for all new urban development. The County shall work with the Indian Hills GID to upgrade non-urban water systems in existing development.
- | Policy IH.02.~~06~~—~~06~~ Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas designated for urban development. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas.

- Policy IH.02.~~07~~—7 Douglas County shall cooperate with the Jacks Valley Volunteer Fire Department (VFD), Nevada Division of Forestry (NDF) and East Fork Fire & Paramedic Protection Districts (~~EFFPD~~) to provide adequate rural fire response times and fire suppression facilities for the rural portion of the community and urban fire response times and suppression facilities for the urban part of the community.
- Policy IH.02.~~08~~—08 Douglas County shall work with the Jacks Valley VFD, NDF, and EFFPD, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Indian Hills/Jacks Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Policy IH.02.~~09~~—09 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.
- Policy IH.02.~~40~~—10 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without curbs, gutters, or sidewalks).
- Policy IH.02.~~41~~—11 Douglas County should plan parks in the Indian Hills/Jacks Valley Planning Area consistent with the County's park standards established in the Parks and Recreation Element.
- Policy IH.02.~~42~~—12 Douglas County shall cooperate with the U.S. Forest Service and Bureau of Land Management in planning public access and use of Federal lands in the Indian Hills/Jacks Valley area.
- Goal IH.03:—\_\_ To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**
- Policy IH.03.~~01~~—01 Douglas County should cooperate and strongly encourage the U.S. Forest Service to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Policy IH.03.~~02~~—02 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.  
(Adopted 4-4-2002)

**Indian Hills/Jacks Valley Community Plan Area -Mmap**

Figure 13.12- Indian Hills/Jacks Valley Community Plan Area

## Johnson Lane Community Plan Area

### Location and General Description

The Johnson Lane Community area is located in the northeast corner of the Carson Valley. The area has characteristics of a rural residential community and enjoys the contrast of the open public lands with the scenic vistas of the tree-covered Sierra Nevada and Pinenut Mountains which overlook the valley.

This community is primarily an area of individual custom-built homes, and it is assumed this pattern of development will continue. Several areas along the north side of Johnson Lane and adjacent to U.S. Highway 395 are considered Prime Farmland. The west areas of the community are relatively flat with the steep slopes to the northeast and east. The area around Hot Springs Mountain includes slopes over 30 percent with a peak elevation of 5,900 feet. The community of Johnson Lane totals approximately 17,983 acres in land area.

Since the existing community of Johnson Lane is primarily composed of low density residential lots, public lands, and minimal commercial development, the existing employment base is low. The estimated 1995 population of Johnson Lane is 3,268. ~~The projected 2015 population will be between 4,193 and 5,152 based on a County-wide growth rate of 2 to 3.5 percent.~~

### Land Use

The predominant existing land uses in the Johnson Lane community are rural residential, private range, and public open space. About 3,432 acres of land are devoted to residential use, with 3,166 acres (92 percent) of this land characterized by lots between one-half to one acre in size. A portion of the remaining residential developments range from 1 to 10 acres per lot.

The only commercial development in the Johnson Lane community today is a small neighborhood commercial use on the northwest corner of Johnson Lane and Clapham Lane. There are three public facilities in the Johnson Lane community area. The Johnson Lane Volunteer Fire Department and existing Johnson Lane Park are located on Stephanie Way. The Douglas County North Valley Wastewater Treatment Plant is located within the community area, on Heybourne Road, northwest of the developed rural community.

Currently, 12,852 acres of non-residential land in the Johnson Lane community are currently vacant, in range use, or are public open space. Over half (8,450 acres) of this land is open space owned by the Bureau of Land Management (BLM). Approximately 29 percent (3,750 acres) of the non-residential land is privately owned range or vacant land. These lands separate Johnson Lane from other Carson Valley communities and enhance residents' sense of a rural community.

An area (approximately 1,400~~233~~ acres) south of Johnson Lane within the Airport Urban Service Area is designated as a Receiving Area for expansion of the community at compatible densities with existing residential areas. Approximately 1,000 dwelling units are anticipated for this Receiving Area. The area will be the subject of a specific development plan, which must be prepared to utilize the area. The plan should address flood and drainage issues both on- and off-site as well as other infrastructure issues such as water and sewer service.

Figure ~~44-13~~.13 depicts the land use for the Johnson Lane Community.

## Services and Facilities

### Schools

~~Currently, there are no schools in Johnson Lane. However,~~ Piñon Hills Elementary School ~~is scheduled to open in the fall of 19~~<sup>96</sup> serves the area with a capacity of 500 students. Approximately 737 elementary, middle, and high school students are generated from the Johnson Lane community.

### Parks

There is one partially-developed park in Johnson Lane next to the fire station. Douglas County is currently working towards acquiring and expanding the park site. The existing Johnson Park is a 20-acre park, five of which are developed. Additional expansion of the park is planned to accommodate the growing population of the community.

### Fire Stations

Fire protection for the Johnson Lane community is provided by the Johnson Lane Volunteer Fire Department from its station on Stephanie Way. The Johnson Lane VFD also serves the Douglas County Airport community.

### Utilities

Wastewater treatment is provided to part of the Johnson Lane community by the North Valley Wastewater Treatment Plant. The remainder of the community is served by individual septic systems. Expansion of service to the majority of the community is planned.

The Mountain View Water Company, which was transferred to Douglas County, provides domestic water service to the Mountain View, Mission Hot Springs, Saratoga Springs Estates, Wildhorse, and Anderson Village subdivisions. The 315 dwellings connected to the system are served by one of two wells.

The Johnson Lane Volunteer Fire Department and Park water system is a small, County-owned and operated system which serves the local fire department and park site. This system provides water for the fire station's domestic water needs. This 15 gpm well is also used for park irrigation in the summer months.

The remainder of Johnson Lanes residents currently obtain their water from individual wells. Expansion of the water system to serve the entire community is planned.

### Roadways

There are two collector streets that extend from U. S. Highway 395 east into the Johnson Lane community - Johnson Lane and Stephanie Way. East Valley Road and Vicky Lane provide north-south circulation within the community.

## Key Issues

### Retention of the Community's Rural Character

Maintaining existing densities in the residential areas and limiting commercial development to small neighborhood centers will help retain the rural character of Johnson Lane.

### Open Space Buffer

Retaining sufficient public open space is important to the community's rural character.

### Protection of Groundwater

The quality and quantity of groundwater are concerns for the future well being of the community.

### Provision of Appropriate Services

Appropriate rural service standards should be used to provide sufficient service, while respecting the community's rural character.

### Airport Compatibility

Development activities within the flight path of aircraft using the Douglas County Airport should be very low intensity to minimize hazards, noise impacts, and other land use compatibility.

## Johnson Lane Community Plan Area Goals and Policies

**GOAL JL.01:** ~~01~~ **To preserve the rural character of the existing Johnson Lane community and to provide for compact development that is compatible with and distinct from the existing rural community.**

Policy JL.01.~~01~~ **01** Douglas County shall designate the Johnson Lane community as a rural community.

Policy JL.01.~~02~~ **02** Commercial development in the Johnson Lane community shall be limited to neighborhood commercial development which serves the needs of the community's residents.

Policy JL.01.~~03~~ **03** The scale and design of commercial development shall blend with the community's predominantly residential character.

Policy JL.01.~~04~~ **04** Douglas County shall work with BLM to identify those BLM properties essential to creating a permanent open space buffer to the north and east of the Johnson Lane community and to retain properties as public open space.

**GOAL JL.02:** ~~02~~ **To promote development in Johnson Lane that reduces residents' risks from identified hazards and protects natural resources within the community.**

- | Policy JL.02.~~01~~—~~01~~ The County shall continue to work with USGS to monitor the quality and quantity of groundwater in the Johnson Lane community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
- | Policy JL.02.~~02~~—~~02~~ Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Johnson Lane community.
- | Policy JL.02.~~03~~—~~03~~ The County shall preclude the development of high occupancy structures and noise-sensitive land uses in areas within the flight path of the Douglas County Airport.
- | **GOAL JL.~~03~~—~~03~~ To ensure the timely provision of community facilities, services, and infrastructure at levels adequate for the Johnson Lane community.**
- | Policy JL.03.~~01~~—~~01~~ Douglas County shall plan and provide public facilities and services to the Johnson Lane community at established rural levels of service.
- | Policy JL.03.~~02~~—~~02~~ Douglas County shall require that all collector streets in new urban and rural development areas be paved.
- | Policy JL.03.~~03~~—~~03~~ Douglas County shall require the paving of all local streets in new rural developments.
- | Policy JL.03.~~04~~—~~04~~ The County shall require centralized water service standards for all new development. The County shall work with residents of existing subdivisions to extend water systems to these areas.
- | Policy JL.03.~~05~~—~~05~~ Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas designated for Rural Estates or more intense land uses. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas.
- | Policy JL.03.~~06~~—~~06~~ Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the rural Johnson Lane community.
- | Policy JL.03.~~07~~—~~07~~ Douglas County shall cooperate with the Johnson Lane Volunteer Fire Department and the East Fork Fire ~~& Paramedic Protection~~-District to provide adequate rural fire response times and fire suppression facilities for the rural portion of the community and urban fire response times and suppression facilities for the urban part of this community.
- | Policy JL.03.~~08~~—~~08~~ Douglas County shall work with the Johnson Lane Volunteer Fire Department and the East Fork Fire ~~& Paramedic Protection~~-District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Johnson Lane community.
- | Policy JL.03.~~09~~—~~09~~ Douglas County shall plan, construct, and operate local parks in the rural portion of the Johnson Lane community consistent with the County’s rural park standards established in the Parks and Recreation Element.

| **Goal JL.04:** ~~—~~ **To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

| Policy JL.04.~~01~~ 01 Douglas County should cooperate and strongly encourage the U.S. Forest Service to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.

Johnson Lane **Community Plan Area** Land Use and Transportation Plan

Figure 13.13-Johnson Lane Community Plan Area Land Use and Transportation Plan

## Minden/Gardnerville Community Plan Area

### Location and General Description

Minden-Gardnerville is the most urbanized community in the Carson Valley and is generally characterized as the heart of the valley. This community lies in the center of the Carson Valley and includes the two towns, Minden and Gardnerville.

The town of Minden is the County seat for Douglas County. Both Minden and Gardnerville are rich in history and contain many structures and sites of historic value. Gardnerville was founded in 1879 and Minden in 1905. The community enjoys the scenic vista of the Carson Range of the Sierra Nevada Mountains and the Pinenut Mountains. The community is surrounded by irrigated agricultural lands which provide an amenity to local residents and visitors alike.

The Minden-Gardnerville community area totals 4,022 acres, only 4 percent of the Carson Valley. However, it is the most densely populated community. The community is fairly flat with 1-2 percent slopes throughout.

The Minden-Gardnerville area contains potential wetlands both north and south of the community in the areas of the Martin and Cottonwood Sloughs. The community is located adjacent to the Carson River flood plains. According to FEMA, there are two principal areas of the community subject to flooding. The southern area along the Carson River is subject to spillage from the river in a 100-year event. This also has the effect of spilling north into the Martin Slough according to FEMA.

The estimated 1995 population of Minden-Gardnerville is 4,365 people. ~~The projected 2015 population for the community will be from 7,422 to 10,591 based on a County-wide growth rate of 2 to 3.5 percent.~~

### Land Use

There are a wide variety of land uses in the Minden-Gardnerville community. Of the land developed as residential, 63 percent is developed with lots between 5,400 square feet and 12,000 square feet; and 14 percent of the residential land is developed at a higher density, 8 to 15 dwelling units per acre. Overall On average, this community provides a residential density of 5 units per acre.

Lodging and recreational uses total approximately 67 acres. About 40 acres of this is local park land. There is one major casino resort operation in the community, the Carson Valley Inn in Minden. There is another smaller casino, Sharkey's, in Gardnerville. Community support and institutional uses include the School District Administrative Center, Douglas County Library, the Douglas County Community Development Department, and the Judicial and Law Enforcement Center, which are all located in Minden. Located in Gardnerville are the Carson Valley Museum and Cultural Center, Town offices, State offices, Park and Recreation Department Administrative offices, and Extension Service offices. Office and commercial uses in Minden-Gardnerville total about 85 acres of land and are located primarily in the historic "core areas" of the two towns and along Highway 395.

Industrial uses include utilities and both light and medium industrial uses. These land uses total approximately 83 acres. Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are ~~irrigated agricultural lands designated as receiving areas and parcels to be infilled~~ available for infill projects, and irrigated agricultural lands. Agricultural lands in the community account for 26 percent of the total land area.

Several areas are designated for future development and Transfer Development Rights receiving areas. These areas total 992 acres. The areas are located generally north and south west of Minden and north and east of Gardnerville. The development of these areas will be dependent upon the preparation and adoption of comprehensive specific plans for the areas which specify densities and uses and mitigates planning and environmental issues. The specific plan must be adopted prior to establishing these areas for actual development and rights must be acquired to support the planned densities.

The areas should be developed as distinct neighborhoods compatible and complimentary to surrounding neighborhoods. A variety of residential densities should be utilized with the ~~predominate~~ predominant land use being single family. Multiple family uses, except Mixed-use Commercial districts, where appropriate, should be limited to small enclaves spread throughout the community rather than concentrating this use. Housing for seniors and affordable housing should be included within the overall housing mix.

Community support uses should be provided such as parks and church sites. Natural drainage features should be incorporated into the neighborhood designs to enhance open space elements which create linear parks and pathways to connect elements of the existing Towns. Buffering of agricultural lands should be included.

Figure ~~4-13.14~~ depicts land use for this community.

## Services and Facilities

### Schools:—

There are three schools in Minden-Gardnerville; Gardnerville Elementary and Carson Valley Middle School, both in Gardnerville, and Douglas High School in Minden. In addition, the proposed Minden Elementary School off Buckeye Road with a capacity of 325 students is scheduled to open in the fall of 1996. The Minden-Gardnerville community generates 985 elementary, middle, and high school students.

### Parks:—

The Town of Minden has two parks that total 4.59 acres, Minden Town Park and Westwood Park. Douglas High School has sport fields and tennis courts that are jointly operated and maintained by the School District and the Parks District. The Carson Valley Swim Center, located adjacent to the high school, has 5 pools, both indoor and outdoor, and is used as a community recreational facility.

The Town of Gardnerville contains ~~four six~~ four parks; Lampe Park, Stodick Park, Gardner Park, Heritage Park, Martin Slough Nature Park and Arbor Gardens Park, and Gardnerville Town Park. Lampe Park is a 37-acre community park. This park has five ball fields, an exercise course, four tennis courts, a pavilion, picnic shelter, children's play area, and senior citizen's center. Stodick Park is a 15-acre newly developed facility. Heritage Park Gardnerville Town Park is a 3-acre neighborhood park. ~~The Gardnerville Town Park is being~~

~~planned to be redeveloped as part of the downtown redevelopment of Gardnerville to become a central village green in the core of downtown Gardnerville. Gardner Park and Arbor Gardens Park are both 1-acre neighborhood parks is a mini park. Martin Slough Nature Park is an 18.36 acre passive neighborhood park and is being developed with nature interpretive trails. (Adopted 4-4-2002)~~

### Fire Protection and Emergency Medical Facilities:--

There are two fire stations located in the Minden-Gardnerville community; the Douglas County Engine Company, 1606 Highway 395, Minden, and the Gardnerville Volunteer Fire Department (VFD), 1255 Douglas Street, Gardnerville. Both are volunteer fire departments. A new emergency paramedic station is located in Minden and there are two medical clinic facilities located in Gardnerville.

### Utilities:--

The Minden-Gardnerville Sanitation District (MGSD) serves the Minden-Gardnerville community. The MGSD facilities consist of a wastewater treatment plant, a 75-acre, 630 acre-foot treated effluent storage reservoir, and approximately 15 miles of collection system.

The water systems that presently exist with the community are the Town of Minden and the Gardnerville Town Water Company systems. Connection of these systems is completed. ~~(Adopted 3-6-2003)~~

### Roadways:--

~~The Minden-Gardnerville community is defined as an urban community with urban standard service levels; all roadways should be paved. There are two main arterial roadways in the Minden-Gardnerville community; U.S. Highway 395, classified as an arterial, and U.S. Highway and State Route 88, also classified as an arterial. These two highways have limited access outside the urban areas. There are a number of collector roadways within the community. The future Muller Parkway extension, located east of U.S. Highway 395, will provide an alternate route through the Minden-Gardnerville area. The Minden-Gardnerville community is defined as an urban community with urban standard service levels; all roadways should be paved.~~

## Key Issues

### Minden-Gardnerville as Focal Point of Douglas County:--

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as ~~its~~ ~~their~~ "small town atmosphere<sup>22</sup>." Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas. ~~Gardnerville has a potential area for future development as depicted in Figure 13.15. Gardnerville has also completed its 'Plan for Prosperity and Design Guidelines,' identifying areas for investment and revitalization. Those areas are depicted in Figure 13.15a. Minden completed its 'Plan for Prosperity' in 2003. Implementation of these plans, coupled with design standards and community improvements, should be encouraged by, among other things, adopting zoning and other ordinances, including Mixed-use Commercial, that will help to implement these plans more completely. Gardnerville has embarked on downtown redevelopment planning and has prepared aadopted a "Downtown Vision Plan," which will be replaced by the newly completed "Plan for Prosperity." Minden completed its "Plan for Prosperity" in 2003. Implementation of these plans, coupled~~

~~with design standards and community improvements, should be encouraged. The Downtown Plan area is depicted in Figure 11.15.~~

### Major Commercial Development in the Downtown's of Minden and Gardnerville.

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. ~~The use of m~~Mixed commercial and residential uses, incorporating higher residential densities, are ~~is~~ encouraged in the downtowns to add vitality to the areas and reduce automobile congestions and emissions.

### Open Space.

Because Minden/Gardnerville are intensely developed as urban, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

### Transportation Network and Roadways.

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller ~~Lane~~ Parkway is planned to provide alternative service for U.S. Highway 395. In addition, the extension of Waterloo Lane connecting to the Muller Lane Parkway is provided.

### Housing.

Residents expressed a desire for a variety of housing types in their community, including without limitation ~~. The Towns have expressed that rural densities are provided elsewhere in the County and that smaller lot sizes and Mixed-use Commercial zoning, both of which promote density and vitality in the historic district~~ ~~Towns should be predominantly 12,000 square feet in size. Single-family lot sizes in the Town of Gardnerville should be a minimum of 5,000 square feet, with single-fa, mily densities at one dwelling unit per 5,000 square feet. Exceptions to lot sizes may be made within planned developments, based on appropriate design and layout (eg. Building envelopes with common open space), and including environmental and other site specific constraints.~~

### Urban Level of Service.

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

## Minden/Gardnerville Community Plan Area Goals and Policies

**GOAL MG.01:** ~~————~~ To preserve and enhance the existing character of the Minden-Gardnerville community.

Policy MG.01.~~01~~—~~01~~ The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.

Policy MG.01.~~02~~—~~02~~ The County shall support the expansion of commercial development, including without limitation, Mixed-use Commercial Zoning within the Towns of Minden and Gardnerville in a manner that is compatible with the Towns’ existing character.

Policy MG.01.~~03~~—~~03~~ The County shall work with the Towns of Minden and Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects.

Policy MG.01.~~04~~—~~04~~ The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.

Policy MG.01.04a Among other initiatives, the County shall consider creating Mixed-use Commercial (MUC) overlay code provisions to allow parcels presently master planned as commercial land use, where appropriate, to be developed according to the Mixed-use Commercial zoning code without changing the underlying Master Plan designation.

Policy MG.01.~~05~~—~~05~~ The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.

Policy MG.01.~~06~~—~~06~~ Douglas County shall use design guidelines and standards, and the Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new ~~commercial~~ development is compatible with the traditional development style and existing “small town” atmosphere of the Minden-Gardnerville community.

Policy MG.01.~~07~~—~~07~~ Douglas County shall, in conjunction with the Towns, establish design standards for creation of gateways into Minden-Gardnerville, in order to further define and enhance the image of these urban villages.

Policy MG.01.~~08~~—~~08~~ Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville community.

Policy MG.01.~~09~~—~~09~~ Douglas County shall, in conjunction with the Towns, evaluate the possibility of designating areas in the Minden-Gardnerville as community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.

Policy MG.01.~~10~~—~~10~~ Growth areas shall be planned with ~~distinct~~ neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial zoning.

Policy MG.01.~~11~~—~~11~~ Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An

over-concentration of multi-family projects within existing neighborhoods shall be discouraged. ~~(Adopted 2-9-99)~~

Policy MG.01.~~12~~—12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, and other urban services. ~~(Adopted 2-9-99)~~

Policy MG.01.~~13~~—13 The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses. ~~(Adopted 2-9-99)~~

**GOAL MG.01a:** ~~Consistent with the Minden Plan for Prosperity, the County and the Town shall pursue land uses that support the character of traditional Minden and the community's quality of life objectives. (Adopted 3-6-2003)~~

Policy MG.01a.~~01~~—01 Downtown Minden should become the principal specialty-shopping destination in the Carson Valley. ~~(Adopted 3-6-2003)~~

Policy MG.01a.~~02~~—02 A new grocery-anchored community shopping center, including Mixed-use Commercial zoning, should be developed at the intersection of U.S. Highway 395 and State Route 88. ~~(Adopted 3-6-2003)~~

Policy ~~MG 01a.~~~~03~~—03 The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers. ~~(Adopted 3-6-2003)~~

Policy MG.01a.~~04~~—04 The Town of Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing, including without limitation Mixed-use Commercial zoning. ~~(Adopted 3-6-2003)~~

Policy ~~MG.01a.~~~~05~~—05 The Town of Minden, the School District, and the County shall develop community facilities that enhance the quality of life and support existing and future residents. ~~(Adopted 3-6-2003)~~

Policy MG.01a.06 The areas identified within the Historic Minden Town Plat, between First and 10<sup>th</sup> Streets, inclusive, and County Road and US Highway 395, exclusive, are allowed to create residential lots with reduced setbacks and lot widths in keeping with the historic development patterns established for Minden.

Policy MG.01b Consistent with the Gardnerville Plan for Prosperity, the County and the Town shall pursue land uses that support the character of traditional Gardnerville and the community's quality of life objectives.

Policy MG.01b.01 Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods.

Policy MG.01b.02 Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.

Policy MG.01b.03 Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.

**GOAL MG.02:** ~~\_\_\_\_\_~~ **To focus compatible, high quality commercial and industrial development within the Town of Minden and the Town of Gardnerville.**

Policy MG.02.~~01~~~~\_\_\_\_\_~~~~01~~ Douglas County shall support the location of ~~€~~county-wide commercial uses in the Towns of Minden and Gardnerville, in areas planned for commercial use.

Policy MG.02.~~02~~~~\_\_\_\_\_~~~~02~~ Douglas County shall use its zoning, project review process, and design guidelines for the County and each respective Town to promote ~~non-residential~~ development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Towns and community.

Policy MG.02.~~03~~~~\_\_\_\_\_~~~~03~~ Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, ~~t~~The County shall limit, subject to the recommendation of the Towns, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtowns Minden and Gardnerville.

Policy MG.02.~~05~~~~\_\_\_\_\_~~~~04~~ The Eddy Street/Ezell Street neighborhood shall not be zoned commercial until adequate infrastructure and access, including the ~~extension~~completion of angle parking, curb, gutter, sidewalk, and streetscape on the east side -of Ezell Street to Gilman is ~~planned for and improvements~~ constructed.

Policy MG.02.~~056~~~~\_\_\_\_\_~~~~\_\_\_\_\_~~ The commercial zoning classification of the parcels located at 1349 and 1355 Centerville Lane, Gardnerville, (also identified as APN 1220-04-201-001 & 1220-04-101-004) shall be restricted to the Office Commercial zoning district. ~~(Amended 9-1-05)~~

Policy MG.02.06 The Minden 'Plan for Prosperity' shall identify "opportunity sites" within the U.S. Highway 395 corridor, and elsewhere, for future Mixed-use Commercial zoning overlay districts in keeping with the recognized goals and policies in the Minden/Gardnerville Community Plan. As necessary or desired, the Town of Minden will update the Minden 'Plan for Prosperity' by submitting amendments to the Board of Commissioners for consideration and approval.

**GOAL MG.03:** ~~\_\_\_\_\_~~ **To promote appropriate, high quality commercial and industrial development in the Towns of Minden and Gardnerville.** ~~(Adopted 3-10-98)~~

Policy MG.03.~~01~~~~\_\_\_\_\_~~~~01~~ The County shall promote the development and growth of industries in Minden and Gardnerville that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-use Commercial zoning districts.

**GOAL MG.04:** ~~—~~ **To strengthen Minden’s role as a government administrative center for Douglas County.**

Policy MG.04.~~01~~—~~01~~ The Town of Minden shall continue its role as the central location for County government’s services. The County shall plan to provide sufficient, centrally located office and meeting space for government operations.

Policy MG.04.02 By encouraging Mixed-use Commercial zoning districts, where appropriate, the County will promote the development of residential housing nearer to the County seat, thereby enabling its growing workforce to live closer to work.

**GOAL MG.05:** ~~—~~ **To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.**

Policy MG.05.~~01~~—~~01~~ Douglas County shall plan and provide public facilities and services to the urban areas of the Minden-Gardnerville community at established urban levels of service.

Policy MG.05.~~02~~—~~02~~ Douglas County shall require that all streets in new development be constructed to urban standards.

Policy MG.05.~~03~~—~~03~~ The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.

Policy MG.05.~~04~~—~~04~~ The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden-Gardnerville school park sites.

Policy MG.05.~~05~~—~~05~~ The County should plan parks in the Minden-Gardnerville Planning Area consistent with the County’s -park standards established in the Parks and Recreation Element.

Policy MG.05.~~06~~—~~06~~ Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden-Gardnerville community.

Policy MG.05.~~07~~—~~07~~ Douglas County shall pursue the development of the Ironwood Extension and analyze the need for the Muller Lane Parkway with limited access in the 20-year time frame of the Plan based on the traffic model. If not required, Muller Lane Parkway shall be placed on the Thoroughfare Plan.

Policy MG.05.~~08~~—~~08~~ Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden and Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns’ commercial centers. The State Department of Transportation’s U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.

Policy MG.05.~~09~~—~~09~~ Douglas County shall work with the Towns to plan and develop off-street parking and parking districts.

Policy MG.05.~~10~~—~~10~~ Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

**GOAL MG.06:—** **To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.**

Policy MG.06.~~01~~—~~01~~ The County shall continue to work with the Town of Minden and Gardnerville Town Water Company to monitor the quality and quantity of groundwater in the Minden-Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.

Policy MG.06.~~02~~—~~02~~ Douglas County will work with the Gardnerville Town Water Company and the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.

Policy MG.06.~~03~~—~~03~~ Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations. ~~(Adopted 4-4-2002)~~

**Land Use Planning Concepts:**

Concept MG.07.01—Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.

Concept MG.07.~~02~~—~~02~~ Increase local employment opportunities.

Concept MG.07.~~03~~—~~03~~ Increase and improve commercial services.

Concept MG.07.~~04~~—~~04~~ Develop additional community facilities. ~~(Adopted 3-6-03)~~

**Image and Identity**

**Goal MG.08:—** **To preserve Minden’s traditional scale and rural setting as a reference and context for new development.**

Policy MG.08.~~01~~—~~01~~ Minden’s open space and wetlands buffer shall be preserved.

Policy MG.~~08.02~~—~~02~~ The views of the mountains shall be protected.

Policy MG.08.~~03~~—~~03~~ Development shall reflect the walkable scale and pace of Minden’s traditional neighborhoods and downtown.

Policy MG.08.~~04~~—~~04~~ New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.

Policy MG.08.~~05~~—~~05~~ Streetscape shall be developed to underscore the civic role and settings along streets and roads.

Policy MG.08.~~06~~—~~06~~ A combination of streetscape, site planning, and land use planning shall be employed to -frame Minden’s gateways and focal points.

Policy MG.08.~~07~~—~~07~~ Architecture shall reflect the traditional form, scale, and character as found in Minden’s historic neighborhoods. ~~(Adopted 3-6-03)~~

**Community Design (Image and Identity) Concepts:**

Concept MG.09.~~01~~—~~01~~ Enhance and expand Minden’s natural and civic open space system as a setting for the community.

Concept MG.09.~~02~~—~~02~~ Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.

Concept MG.09.~~03~~—~~03~~ Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.

Concept MG.09.~~04~~—~~04~~ Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places. ~~(Adopted 3-6-03)~~

**Community Circulation and Connections**

**Goal MG.10:— \_\_\_ To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.**

Policy MG.10.~~01~~—~~01~~ The highways will be planned and managed to provide for growing regional traffic.

Policy MG.10.~~02~~—~~02~~ Local roads will be used for ~~t~~Town-scale economic activities and access.

Policy MG.10.~~03~~—~~03~~ Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.

Policy MG.10.~~04~~—~~04~~ A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden’s open space.

Policy MG.10.~~05~~—~~05~~ Public parking lots will be developed to support Downtown’s revitalization efforts.

Policy MG.10.~~06~~—~~06~~ Any future highway bypass should be a limited access facility and not transfer economic opportunities away from downtown Minden. ~~(Adopted 3-6-03)~~

**Community Circulation and Connections Concepts:**

Concept MG.~~11~~.~~11~~.~~01~~—~~01~~ There is a hierarchy of streets that serve both regional and local access needs.

Concept MG.~~11.11.02-02~~ There is an overall access and parking strategy for Downtown. (~~Adopted 3-6-03~~)

**Implementation Strategies for the Minden Plan for Prosperity:**

Downtown

- | Strategy MG.~~12-12~~ The Town and the County shall follow- the Downtown Administrative Actions, the Downtown Regulatory Actions, the Downtown Financing Actions, and the Downtown Capital projects identified in the Minden Plan for Prosperity Action Plan.
- | Strategy MG.~~13-13~~ The Town and the County shall follow the Regional Streets Administrative Actions, the Regional Streets Regulatory Actions, the Regional Streets Financing Actions, and the regional Streets Capital projects identified in the Minden Plan for Prosperity Action Plan.
- | Strategy MG.~~14-14~~ The ~~T~~own and the County shall follow the Traditional Neighborhoods Administrative Actions, the Traditional Neighborhoods Regulatory Actions, the Traditional Neighborhoods financing Actions, and the Traditional Neighborhoods capital Projects identified in the Minden Plan for Prosperity Action Plan.
- | Strategy MG.~~15-15~~ The Town and the County shall follow the New Neighborhoods Administrative Actions, the New Neighborhoods Regulatory Actions, the New Neighborhoods Financing Actions, and the New Neighborhoods Capital projects identified in the Minden Plan for Prosperity Action Plan.
- | Strategy MG.~~16-16~~ The Town and the County shall follow the Open Space System Administration Actions, the Open Space System Regulatory Actions, the Open Space System Financing Actions, and the Open Space system Capital Projects identified in the Minden Plan for Prosperity Action Plan. ~~(Adopted 3-6-03)~~

**Goals, Policies and Implementation Strategies for Gardnerville**

Strategy MG.17 Revitalize Old Town Gardnerville as a mixed-use community center serving residents and visitors.

Policy MG.17.01 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville.

Policy MG.17.02 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.

Policy MG.17.03 New development should reflect the pedestrian scale, orientation and character of Gardnerville’s traditional commercial, residential, and mixed-use buildings.

**Goal MG.18 Create a new ‘S’ Curve**

Policy MG.18.01 Redevelop the ‘S’ Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.

Policy MG.18.02 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.

Policy MG.18.03 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

**Goal MG.19** **Improve Relationship to Minden-Millerville area**

Policy MG.19.01 Gardnerville's northern entry should include commercial and institutional uses that take advantage of U.S. Highway 395 visibility.

Policy MG.19.02 New investment should reduce the number of pedestrian and auto conflicts.

Policy MG.19.03 Site planning and building design should reflect the traditional character of Gardnerville's adjacent commercial and residential areas.

**Goal MG.20** **Enhance Community-Serving Commercial Center-'Commercial Quad'**

Policy MG.20.01 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.

Policy MG.20.02 The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection between parcels and adjacent areas.

Policy MG.20.03 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

**Goal MG.21** **Provide Commercial Services for Residential Uses-'South-Central Gardnerville'**

Policy MG.21.01 New development on U.S. Highway 395 frontage should include commercial and residential uses that complement and serve adjacent subdivisions.

Policy MG.21.02 New development should be accessed from Stodick Parkway and a future roadway from U.S. Highway 395 into the Virginia Ranch development, and provide safe and comfortable pedestrian connections to adjacent neighborhoods.

Policy MG.21.03 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to visibility created by the bend in U.S. Highway 395.

**Goal MG.22** **Create Southern Gateway to Gardnerville**

Policy MG.22.01 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses.

Policy MG.22.02 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and walkway system.

Policy MG 22.03 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.

Strategy MG.23: The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.



**Minden/-Gardnerville Community Plan Area Land Use and Transportation Plan**

Figure 13.14- Minden/Gardnerville Community Plan Area Land Use and Transportation Plan

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| [Figure 13.15](#) – Gardnerville Downtown Development Area

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Figure 13.15a – Gardnerville Sub-Areas Key Map

# Ruhenstroth

## Location and General Description

The Ruhenstroth community is located in the southeastern part of the Carson Valley Planning Area. Historically, the community has been an agricultural area with rural development patterns beginning in the 1970's. Ruhenstroth enjoys the scenic vistas of the Carson Range of the Sierra Nevada Mountains and the rugged terrain of the Pinenut Range contrasting the public lands and the irrigated agricultural lands of the valley.

The primary design feature of Ruhenstroth is the large lot scattered development reflective of a rural settlement. The unpaved roads and lack of sidewalks, street lights, and curb and gutter add to the rural atmosphere. The developed community is located in a “bowl” shape in the center of the community study area. The Lahontan National Fish Hatchery is located to the southwest on the Carson River. Steeper slopes (greater than 30 percent) are located at the higher elevations to the east, while minimum slopes of 2 percent relate to the irrigated agricultural land adjacent to the East Fork of the Carson River. In the central area of the community where the majority of the housing is located, the slopes are approximately 1 percent. Smelter Creek flows through the community and poses flooding problems. ~~(Adopted 4-4-2002)~~

The Ruhenstroth community area includes approximately 5,089 acres of land area. Agricultural lands located to the west and northwest of the community comprise 485 acres or 10 percent of the total land. Open space and vacant lands comprise over 48 percent of the land. These perimeter lands and their land uses surround the housing area of Ruhenstroth, providing an open space buffer for the community.

The estimated 1995 population is 1,425 people. ~~The projected 2015 population will be between 1,540 and 1,660 based on an overall County wide growth rate of 2 to 3.5 percent.~~

## Land Use

The predominant lot size is one acre in the residential area. The Douglas County Fairgrounds, located in the Ruhenstroth planning area, provides the largest public facility in the County for special events. Other public land uses establishing a special character for this small rural community are the Ruhenstroth Volunteer Fire Department facility, the Nevada Department of Transportation maintenance facility, the animal control facility, the solid waste transfer facility and closed landfill, and a Sierra Pacific Power substation. Washoe Tribe lands make up 15 percent of the land with 762 acres. A gravel pit is located adjacent to the residential area. It is currently not operating.

Figure ~~4-13~~.16 depicts land use for the Ruhenstroth Community.

## Services and Facilities

### Schools:--

There are no schools located in Ruhenstroth. The community generates 321 elementary, middle, and high school students. Elementary school students attend Gardnerville Elementary School, middle school students attend the Carson Valley Middle School in Gardnerville, and high school students attend Douglas High School in Minden.

### Parks:--

There are no neighborhood parks located in the Ruhenstroth community. The Douglas County Fairgrounds, located in Ruhenstroth, provides for recreational needs of the entire County.

### Fire Stations:--

The Ruhenstroth Volunteer Fire Department is located at 2008 Pinto Circle. The community is located within the East Fork Fire Protection District. The majority of this community's housing is located in the Fire Hazardous Zone. The western area along the East Fork of the Carson River is outside the Fire Hazard Zone. The housing in the Fire Hazard Zone requires retardant roofing materials.

### Utilities:--

The Ruhenstroth community is currently served by individual sewage disposal systems. Because of the concentration of small one-acre lots, a sewer system is ultimately planned for the community. The area is located within the service area of the Minden-Gardnerville Sanitation District, however, collection systems are not expected to serve Ruhenstroth for a number of years.

Water service for the community residents is provided by individual wells. The Douglas County Fairgrounds is served by its own system, which is owned and operated by Douglas County. The Fairground's water system provides water to the animal control facility and the Ruhenstroth area volunteer fire station. Future expansion of this system to serve the community in the future is anticipated and connection eventually to the Minden/Gardnerville system.

### Roadways

U.S. Highway 395 provides access to the community as an arterial. Pinenut Road on the northern edge of the community is a collector roadway. Local streets serve the residential portions of the community.

## Key Issues

### Retention of the Community's Rural Character:--

Community residents wish to continue large lot residential development with no new commercial development.

Open Space Buffer:—

Residents have expressed a desire to retain the major open space areas around their community.

Reuse of the Gravel Pit:—

Criteria for appropriate reuse of the gravel pit that is consistent with Ruhestroth character should be developed.

Rural Levels of Service:—

Certain roads should be paved to improve durability and dust control, however, there should be no provision for sidewalks or streetlights.

Second Emergency Access:—

Ruhestroth needs another route for emergency access that is designed and constructed to meet all weather emergency needs. The extension of Mustang Road to Pinenut Road may be most appropriate for this use.

Groundwater and Drainage Concerns:—

Residents expressed the need to continually monitor and maintain the quality of their groundwater. Flooding and flood plain development are also concerns of community residents.

**Ruhestroth Community Plan Area Goals and Policies**

**GOAL RU.01:—**To preserve the existing rural residential character of the Ruhestroth community.

Policy RU.01.~~01~~—01 Douglas County shall designate Ruhestroth as a rural community.

Policy RU.01.~~02~~—02 The Master Plan shall not allow mobile homes or mobile home parks within the rural development area of the Ruhestroth community.

Policy RU.01.~~03~~—03 Commercial development shall not be considered consistent with the desired character of the Ruhestroth community.

Policy RU.01.~~04~~—04 Rehabilitation or reuse of the gravel pit shall be completed according to site plans approved by Douglas County that result in development compatible with the surrounding Ruhestroth community and that use regrading, revegetation, and other techniques to minimize the visual and environmental impacts of the site.

Policy RU.01.~~05~~—05 Douglas County shall seek to create a permanent buffer of open space around the developed part of the Ruhestroth community.

Policy RU.01.~~06~~—~~06~~ Douglas County shall work with the Bureau of Land Management (BLM) to establish a buffer of permanent, publicly accessible open space around the Ruhestroth community.

**GOAL RU.02:**—**To ensure the timely provision of community facilities and infrastructure, at levels adequate for the rural Ruhestroth community.**

Policy RU.02.~~01~~—~~01~~ Douglas County shall plan and provide public facilities and services to the Ruhestroth community at established rural levels of service.

Policy RU.02.~~02~~—~~02~~ Douglas County shall require paving of roads within the Ruhestroth community.

Policy RU.02.~~03~~—~~03~~ Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless continuing water quality studies identify the need for community systems. Long-range plans are to provide community water and sewer services to the area.

Policy RU.02.~~04~~—~~04~~ Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Ruhestroth community.

**GOAL RU.03:**—**To provide appropriate public safety service to this rural community.**

Policy RU.03.~~01~~—~~01~~ Douglas County shall cooperate with the Ruhestroth Volunteer Fire Department and the East Fork Fire ~~& Paramedic Prevention~~ District to provide adequate rural fire response times and fire suppression facilities for this community.

Policy RU.03.~~02~~—~~02~~ Douglas County shall work with the Ruhestroth Volunteer Fire Department, the East Fork Fire ~~& Paramedic Protection~~ District, and water providers to make available sufficient fire flow at rural standards to meet the needs of the Ruhestroth community.

**GOAL RU.04:**—**To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

Policy RU.04.~~01~~—~~01~~ Douglas County should plan parks in the Ruhestroth community consistent with the County’s park standards established in the Parks and Recreation Element.

Policy RU.04.~~02~~—~~02~~ Douglas County should cooperate and strongly encourage the U.S. Forest Service and BLM to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.



**Ruhenstroth Community Area Land Use and Transportation Plan Map**

Figure 13.16 Community Area Land use and Transportation Plan

## Pinenut Community Plan Area

### Location and General Description

The Pinenut Planning Area is located in the eastern portion of Douglas County. The area includes portions of the Pinenut Range, including the lower lying foothills to the Carson Valley. Due to topography and rural setting, it is unlikely the planning area will develop any significant employment base. The scenic quality of the Pinenut area is the picturesque forested lands overlooking the Carson Valley and the lower open range lands. The elements include piñon/juniper covered mountains of the Pinenut Range and the lower sagebrush terraces.

The Pinenut Planning Area is the largest of the five planning areas, comprising 222,231 acres or about 47 percent of the County. However, this is also one of the least developed areas in the County. This planning area has the largest acreage of publicly-owned land, 194,810 acres, in the County. Washoe allotments land comprise 23 percent of the land in the Pinenut Planning Area. Allotment lands south of the Ruhenstroth community along U.S. Highway 395 South have seen increased residential development in the form of manufactured homes with little or no infrastructure provided. Of the urbanized land, residential and industrial/transportation categories make up the greatest share. Residential development in Pinenut is solely comprised of Rural Residential uses designations, totaling 650 acres.

The area is characterized by moderate to steep slopes predominately covered with piñon pine and juniper trees. Much of the eastern portion of the area contains slopes greater than 30 percent, gradually decreasing to the western edge of the planning area. The Pinenut Range provides some seasonal tributary water flows to the lower elevations of the planning area. Several year-round creeks flow from natural springs in the Pinenut Range to the valley below. The areas of potential wetlands are in the Mud Lake area in the far west edge of the plan area.

The estimated 1995 population of Pinenut is 352 people. ~~The projected 2015 population will be between 360 and 368. (Adopted 4-4-2002)~~

### Land Use

The existing land use is public and private forest and range lands with minimal residential development. Existing development is concentrated along Pinenut Creek and the U.-S. Highway 395 corridor. Much of the lands in the Pinenut Planning Area are allotted to individual members of the Washoe Tribe. These allotted lands are public domain lands administered by the Bureau of Indian Affairs.

Figure ~~4-13~~.17 depicts land use for the Pinenut Area.

### Services and Facilities

#### Schools:

There are no schools located in the Pinenut community. The Pinenut Planning Area generates approximately 80 elementary, middle, and high school students. Elementary students attend various Carson

Valley schools, depending on zoning. All middle and high school students attend Carson Valley Middle School and Douglas High School, respectively.

**Parks:**

Currently, there are no existing County parks within the Pinenut Planning Area. The Pinenut area is included within a couple of existing park districts for the purpose of collecting park taxes and funding neighborhood park development.

**Fire Protection:**

Fire protection is provided by the East Fork Fire ~~& Paramedic Protection~~ District. The majority of Pinenut is located in the Fire Hazardous Zone, requiring fire retardant roofing materials.

**Utilities:**

There are currently no community sewer systems in the planning area. Sewer disposal is provided by individual sewer disposal systems. Also, there are no community water systems in the planning area. Water is served by individual wells.

**Roadways:**

Other than U.-S. Highway 395, the only established road is the BLM scenic byway (Road 3001) known as the Sunrise Pass Road.

**Key Issues**

**Fire Protection:**

Concern was raised by area residents about the adequacy of fire protection for the community.

**Pinenut Community Plan Area Goals and Policies**

**GOAL PN.01:— To preserve the existing character of the Pinenut planning area.**

Policy PN.01.~~01~~—01 Encourage preservation of public and private forested lands.

Policy PN.01.~~02~~—02 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.  
(Adopted 4-4-2002)

Policy PN.01.~~03~~—03 Protect the Scenic Corridor along U.-S.—Highway 395.

Policy PN.01.~~04~~—04 Establish rural standards and appropriate design guidelines for residential development to ensure the integrity of the area’s natural beauty.

**Pinenut Community Plan Area Map**

Figure 13.17 Pinenut Community Plan

## ~~TOPAZ PLANNING AREA~~ Topaz Planning Area

### Location and General Description

The Topaz Planning Area is located in the southern portion of Douglas County along U.S. Highway 395. The planning area totals approximately 79,083 acres, 17 percent of the ~~C~~county. Approximately 2,065 acres are devoted to urban uses, with 80 percent of the urban land allocated to residential uses.

There are five distinct areas within the planning area, and each has a separate identity. The Holbrook area to the west of U.-S. Highway 395 is very low density, 2- to 10-acre lots, with single-family homes, in a rolling wooded setting. Topaz Ranch Estates (TRE) subdivision consists of 1- to 2-acre lots with internal open space. The primary dwelling unit in TRE is the mobile home. Spring Valley is a level, low-lying area, which is currently sparsely developed with large lot parcels. Topaz Lake is subdivided into lots as small as 1/2 acre, although the majority of lots have not been built upon. The eastern portion of the planning area consists of the Walker River Valley, Antelope Valley, and public lands on the far east portion of the planning area. Along the Walker River there are agricultural lands and riparian vegetation.

The communities in the Topaz Planning Area have both commercial and rural development. TRE is rural residential, while the Holbrook area has a central core of commercial uses around U.-S. Highway 395 and rural residential development west of the highway. The Spring Valley neighborhood, in the northern portion of the planning area, is also rural residential.

The Topaz communities have natural features that have an impact on development in the area. The Topaz slopes map depicts the general locations of moderate (15 percent to 30 percent) and steep (over 30 percent) slopes; it also shows the general location of a major range-front fault. The Topaz flood plain map depicts areas that are within the 100-year flood plain. Areas outside of the 100-year flood plain that have locally significant flood potential are not shown on this map. However, one such area exists in Topaz Ranch Estates due to the drainage of Minnehaha Canyon. These features raise concerns about slope stability, seismic hazard, fire, and flood hazards. They affect the type, location and design of development in their community.

The estimated 1995 population of the Topaz Planning Area is 1,636 people. ~~The projected 2015 population will be between 3,924 and 6,296 based on a County-wide growth rate of 2 to 3.5 percent.~~ The majority of the growth will occur in the Topaz Ranch Estates community. There is a substantial senior population, with approximately 44 percent retired.

Figure ~~44.13.18~~ depicts the Topaz Planning Area and Figure ~~44.13.19~~ the land use for the area.



**Topaz ~~Area~~ Community Planning Areas**

[Figure 13.18-Topaz Community Plan Areas](#)

| [Figure 13.19](#)-Topaz Planning Area Land Use and Transportation Plan

## Topaz Ranch Estates/Holbrook Planning Area

Topaz Ranch Estates (TRE)/Holbrook planning area is located in the southern portion of Douglas County along U.-S. Highway 395, to the north of Topaz Lake. The planning area includes Spring Valley, which is located approximately five miles north of Holbrook Junction. Topaz Ranch/Holbrook is located to the north and west of State Route 208, and is separated from Topaz Lake by Wild Oat Mountain and is characterized by moderate to steep slopes, sparsely wooded with piñon pine. This community is comprised of approximately 26,809 acres.

The estimated 1995 population is 1,514. ~~The projected 2015 population is between 3,554 and 5,610, based on a County-wide growth rate of 2.0 to 3.5 percent.~~

Land uses in the Topaz Ranch/Holbrook community include limited irrigated agriculture, range lands, forested lands, rural residential, and a limited amount of commercial. The existing rural residential areas are on lots ranging in size from 1 to 10 acres. The majority of the existing homes are on lots in the 2-acre range. The irrigated agricultural lands lie in the southeast portion of this community. Range lands are located on the western side of this community. A small industrial area is located just southeast of the intersection of U.S. Highway 395 and Highway 208 to serve the region's industrial needs.

The predominant land uses in the Topaz Ranch Estates/Holbrook community area are residential and public open space. The majority of developed lots are 2 - 2.5 acres in TRE. Holbrook lots generally range from 2 to 10 acres. About 62 percent of the residents live in mobile homes. Holbrook contains three small mobile home parks. Figure ~~44-13.20~~ depicts the land use for this area.

### Future Development and Receiving Area

An area south of Topaz Ranch Estates is designated for future development and Transfer Development Rights receiving area. A specific plan which specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to establishing this area for actual development and rights acquired to support the densities. Overall, the new development area is anticipated to be designed for compatible uses with the existing community. The concept of developing a small, reasonably self-contained neighborhood is proposed, which would contain several housing types, including limited multiple-family housing and densities, and be supported with community and commercial facilities. A community of 1,000-2,000 units would be anticipated, which would require water and sewer systems.

### Topaz Lake

The Topaz Lake community is a triangular-shaped region in the southern portion of Douglas County bounded by Topaz Lake, U.-S. Highway 395 on the west, Wild Oat Mountain to the north, and the California State line to the west. The existing casinos and commercial land use designations flank U.-S. Highway 395, which forms the westerly boundary of the residential area. The marina area has limited seasonal commercial use.

The community is characterized by moderate to steep slopes, sparsely wooded with piñon pine. The community is comprised of approximately 4,089 acres, of which 2,269 acres are public land.

The estimated 1995 population for Topaz Lake is 109. ~~The projected 2015 population is between 356 and 613, based on a County-wide growth rate of 2 to 3.5 percent.~~

The Topaz Lake community consists of commercial land uses along U.S. Highway 395 and relatively high density residential uses. To the east along the north shore of Lake Topaz, the land use designation is farm, forestry, and open reserve. Lot sizes in the original subdivision vary from 5,000 square feet to just under- ½ acre. Lot sizes that have developed on the hillside to the north vary from 1 to 5 acres. There are no industrial or multi-family land uses currently within the community area. Figure ~~44.13.21~~ depicts land use for this area.

## Antelope Valley

The Antelope Valley community is located in the southern-most portion of Douglas County. With a 1995 estimated population of only 13 people, Antelope Valley is the most sparsely populated community in Douglas County.

The Walker River separates Antelope Valley from the rest of the Topaz area. The topography is characterized with steep slopes, sparsely wooded piñon pines, hillsides, and a scattering of agricultural lands. Antelope Valley comprises approximately 47,346 acres; 33,356 are public lands, all of which are controlled by the U.S. Forest Service. Except for the East Valley Road, no access other than dirt trails exists for this area. ~~(Adopted 4-4-2002)~~

## Service and Facilities

### Schools

There are no schools in the Topaz planning area. The community generates approximately 369 elementary, middle, and high school students. Elementary school students attend schools in Carson Valley. All middle and high school students attend Carson Valley Middle School and Douglas High School, respectively.

### Parks

There are two County-owned parks located in the Topaz Planning Area, Topaz Ranch Estates Park and the Topaz Lake Park. Topaz Ranch Estates Park is an 8-acre neighborhood park. The Topaz Lake Park is a special use park that totals 261 acres with campgrounds, day use, boat ramps, and a play area, and is utilized by all of Douglas County and tourists.

### Fire Stations

There are two volunteer fire departments (VFD) located in the Topaz planning area: the Topaz Ranch Estates VFD, located at 1470 Albite Road, and the Topaz Lake VFD, located at 1994 Comstock Drive. The BLM staffs the Topaz Lake VFD station with two paid personnel between June 1 and October 1.

### Utilities

Wastewater treatment throughout the Topaz planning area is primarily provided by individual septic tank and leach field systems. The Topaz Lodge at Topaz Lake is serviced by a package wastewater treatment

plant with a capacity of 25,000 gpd. A wastewater treatment facility and sewer system is needed for the entire Topaz Lake area due to the small lots and commercial uses and due to concerns relative to groundwater contamination from septic tanks. Future development south of the Topaz Ranch Estates area will require a sewer system also.

There are several water systems serving the Topaz planning area. A public residential system operated by the Topaz Ranch Estates General Improvement District now serves the Topaz Ranch Estates area, and the 8-acre park and community building. Two small, private systems serve areas at Topaz Lake. These should be consolidated and expanded. ~~(Adopted 4-4-2002)~~

### Roadways

U.S. ~~Highway~~ Highway 395 and State Route 208 are the two arterials that run through the Topaz planning area. Other roads in these communities function as collector and local roads, providing access to individual homes and businesses. Within Topaz Ranch Estates, the General Improvement District (GID) is responsible for road maintenance.

## Key Issues

### Natural Hazards

Natural hazards created by steep slopes, which contribute to wildland fires, seismic activity, and slope instability and sliding, are concerns of residents of the area. Flash flooding is also a concern for area residents. Development in the TRE/Holbrook and Topaz Lake should be designed and maintained to minimize hazards to future residents, and public safety services must be provided to respond to emergencies.

### Economic Development

The Topaz Lake community includes opportunities for expanding resort/gaming operations, as well as other forms of tourism. The area is also ideal for commercial development to serve travelers using U.S. Highway 395, as well as meeting commercial needs of residents in nearby Lyon and Mono Counties.

### Senior Service Facilities

As the number of seniors increase, there will be an increased need for services to meet the special needs of this segment of the population. Locating medical offices or a clinic within the Topaz planning area would provide easy access to services that are particularly necessary to senior citizens.

### Adequate Levels of Services and Facilities

Residents have indicated they wish to maintain the current rural service standards in their residential areas with no provision for sidewalks or street lights. Paving of roads where medium to high traffic volumes occur could improve air quality, reduce road maintenance costs, and improve road durability.

## **Topaz Ranch Estates/Holbrook Planning Area Goals and Policies**

**GOAL TP.01:**—**To maintain the existing rural character of the residential areas of TRE/Holbrook and Topaz Lake.**

Policy TP.01.~~01~~—~~01~~ Douglas County shall designate the Topaz region as a rural community.

Policy TP.01.~~02~~—~~02~~ Those areas designated as single-family estates shall be maintained at a minimum two (2) acre parcel size.

**GOAL TP.02:**—**To maintain compact development patterns in each of the communities.**

Policy TP.02.~~01~~—~~01~~ Douglas County shall designate areas for compact commercial development in the Topaz area where commercial centers are established and can be expanded. Douglas County shall discourage strip commercial development.

Policy TP.02.~~02~~—~~02~~ Douglas County should encourage the location of medical service facilities in commercial centers within the Topaz communities.

Policy TP.02.~~03~~—~~03~~ Douglas County shall establish appropriate design guidelines for commercial and industrial development located adjacent to residential areas, to provide appropriate buffer areas and compatible design.

**GOAL TP.03:**—**To provide adequate community services and facilities to meet the needs of Topaz area residents.**

Policy TP.03.~~02~~—~~01~~ Douglas County shall cooperate with other providers, where applicable, to plan and provide public facilities and services to the rural development areas of the Topaz communities at established rural levels of service. The County should work to upgrade facilities in existing rural areas over time and with available resources.

Policy TP.03.~~03~~—~~02~~ The Douglas County School District should continue to monitor the need for development of potential school sites in the Topaz area.

Policy TP.03.~~04~~—~~03~~ Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.

Policy TP.03.~~05~~—~~04~~ Douglas County shall require the paving of local streets in new urban and rural developments.

Policy TP.03.~~07~~—~~05~~ Douglas County should encourage the Topaz Ranch Estates GID to use the same roadway paving standards established for County roads, and should encourage the GID to pave existing collector roadways.

Policy TP.03.~~08~~—~~06~~ Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of Topaz, unless continuing water quality studies identify the need for community systems.

- | Policy TP.03.~~09~~07 Douglas County shall encourage consolidation and expansion of water systems to serve the Topaz Lake area.
- | Policy TP.03.~~10~~08 Douglas County shall require that the future development and receiving area be served by community water and sewer systems.
- | Policy TP.03.~~011~~9 Douglas County shall encourage expansion and consolidation of water service systems. ~~(Adopted 4-4-2002)~~

**GOAL TP.04:** ~~\_\_\_\_\_~~ **-To provide appropriate public safety service to the Topaz area communities.** ~~\_\_\_\_\_~~

Policy TP.04.~~01~~ ~~01~~ Douglas County shall cooperate with the Topaz Ranch Estates and the Topaz Lake Volunteer Fire Departments to provide adequate fire response times and fire suppression facilities for these communities.

Policy TP.04.~~02~~ ~~02~~ Douglas County shall work with the TRE Volunteer Fire Department, the Topaz Lake Volunteer Fire Department, and the East Fork Fire & Paramedic Protection District and water providers to make available sufficient fire flow to meet the needs of the Topaz communities. The development of fire fill stations or other water storage may be necessary to implement this policy.

Policy TP.04.~~03~~ ~~03~~ Douglas County shall require development in designated fire hazard areas to provide appropriate emergency access.

Policy TP.04.~~04~~ ~~04~~ Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 10 percent) to conform to the hillside development policies.

Policy TP.04.~~05~~ ~~05~~ Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic policies.

Policy TP.04.~~06~~ ~~06~~ Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Topaz communities.

Policy TP.04.~~07~~ ~~07~~ Douglas County shall continue to cooperate with the Topaz Ranch Estates GID in assessing flash flooding hazards in this community and in evaluating potential facility needs and funding sources for related drainage improvements.

**GOAL TP.05:** ~~\_\_\_\_\_~~ **To provide recreational opportunities for both residents of the Topaz area communities and residents of other County communities.**

Policy TP.05.~~01~~ ~~01~~ Douglas County should plan parks in the Topaz community consistent with the County's park standards established in the Parks and Recreation Element.

Policy TP.05.~~02~~ ~~02~~ Douglas County shall evaluate the special recreational needs of senior citizens in the Topaz communities and include these in its recreational facility planning.

Policy TP.05.~~03~~ ~~03~~ Douglas County shall continue to provide County-wide park services and facilities at Topaz Lake Park as long as the leasehold is maintained.

Policy TP.05.~~04~~ ~~04~~ Douglas County shall cooperate with BLM in planning public access and use of BLM lands in the Topaz area, particularly where BLM lands are adjacent to Topaz Park or other County recreational facilities.

Policy TP.05.~~05~~ ~~05~~ When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.  
(Adopted 4-4-2002)



Topaz Ranch Estates/Holbrook Junction **Community Plan Area** Land Use and Transportation Plan

[Figure 13.20- Topaz Ranch Estates/ Holbrook Junction Community Plan area Land Use and Transportation Plan](#)

**Topaz Lake Land Use and Transportation**

[Figure 13.21- Topaz Lake Land use and Transportation](#)