

Planning Initiatives at the Truckee Meadows Regional Planning Agency

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July 8, 2026

2024 TRUCKEE MEADOWS REGIONAL PLAN

MAPPING OUR FUTURE



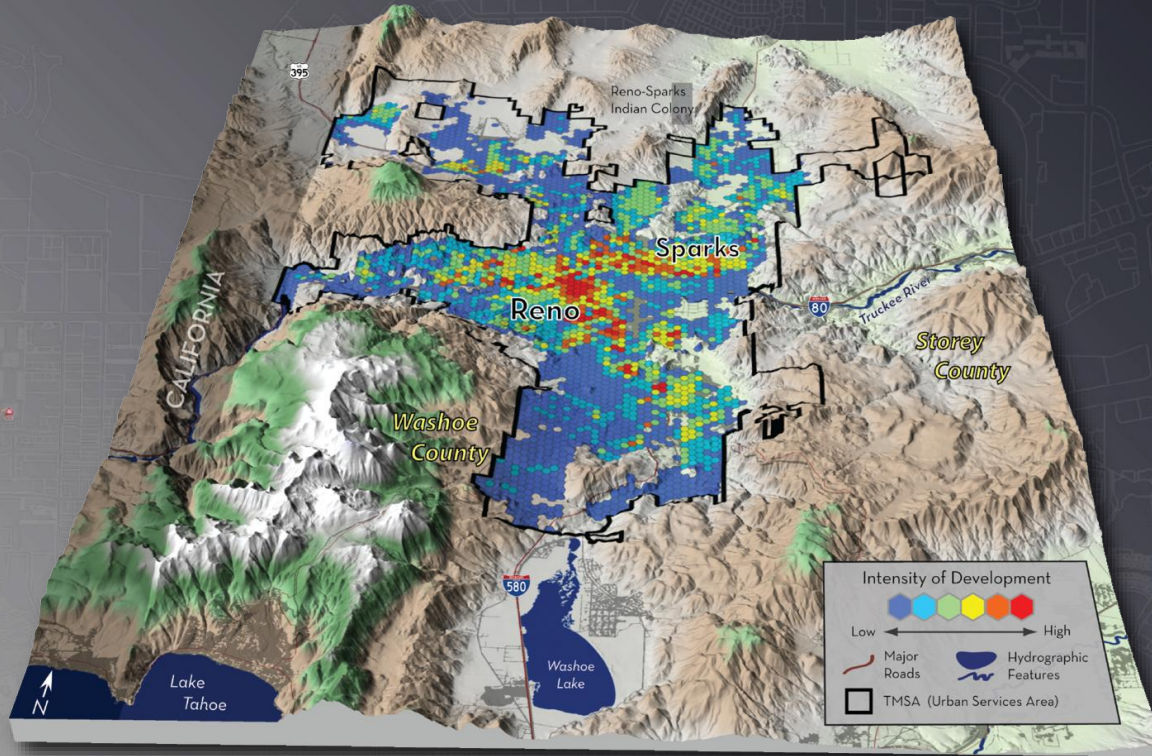
Overview of TMRPA

Created by statute in 1989 the first Regional Plan was adopted in 1991

- 5-year update cycle
- Most recently updated in Dec. 2024

Foster collaboration and help coordinate master planning in the Truckee Meadows

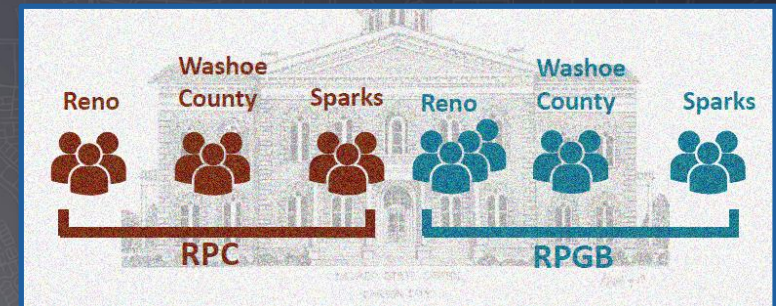
- City of Sparks, City of Reno, and Washoe County
- Affected entities – facilities planning



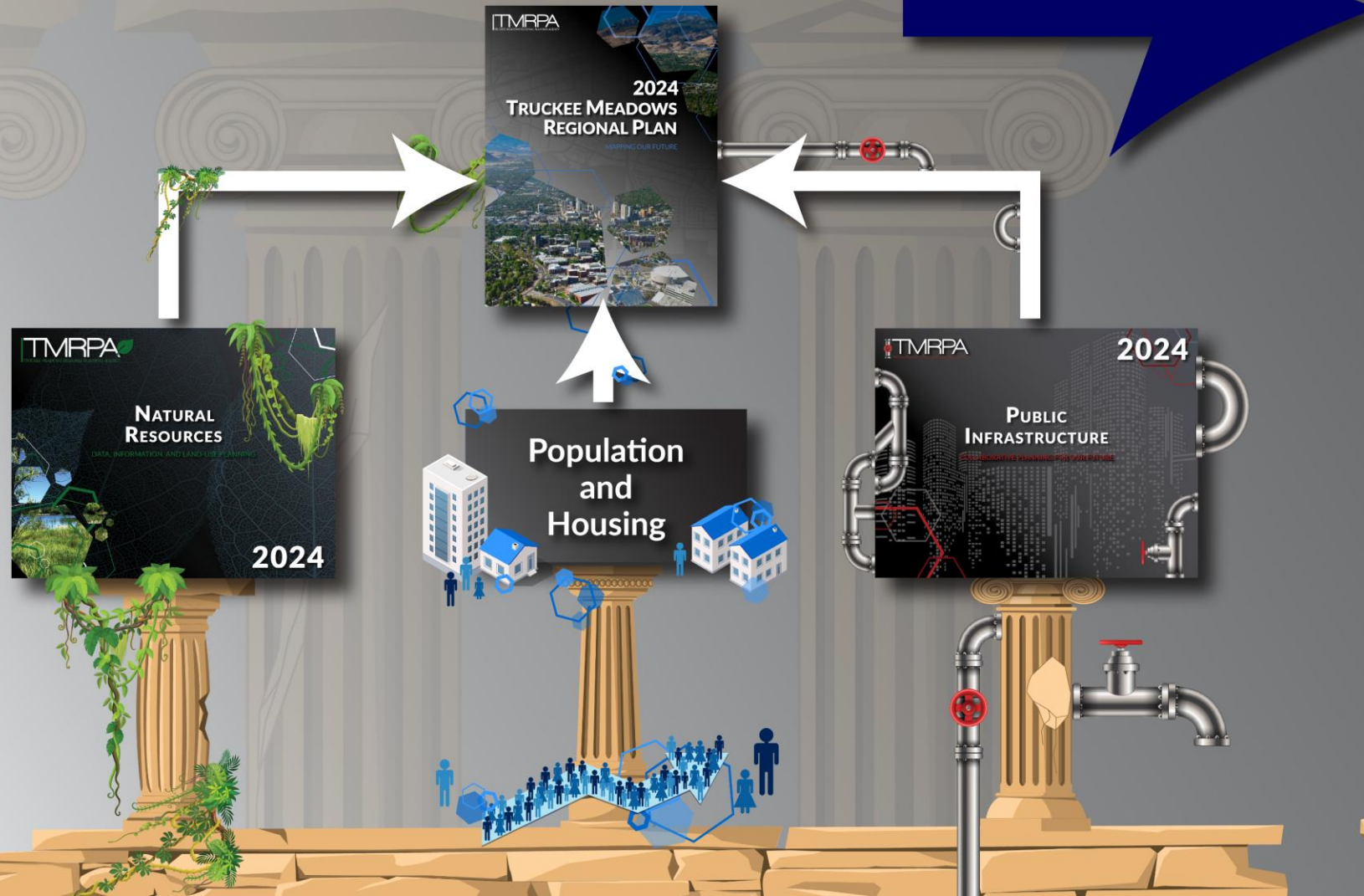
Regional Planning Governing Board (RPGB)

Regional Planning Commission (RPC)

5-person staff

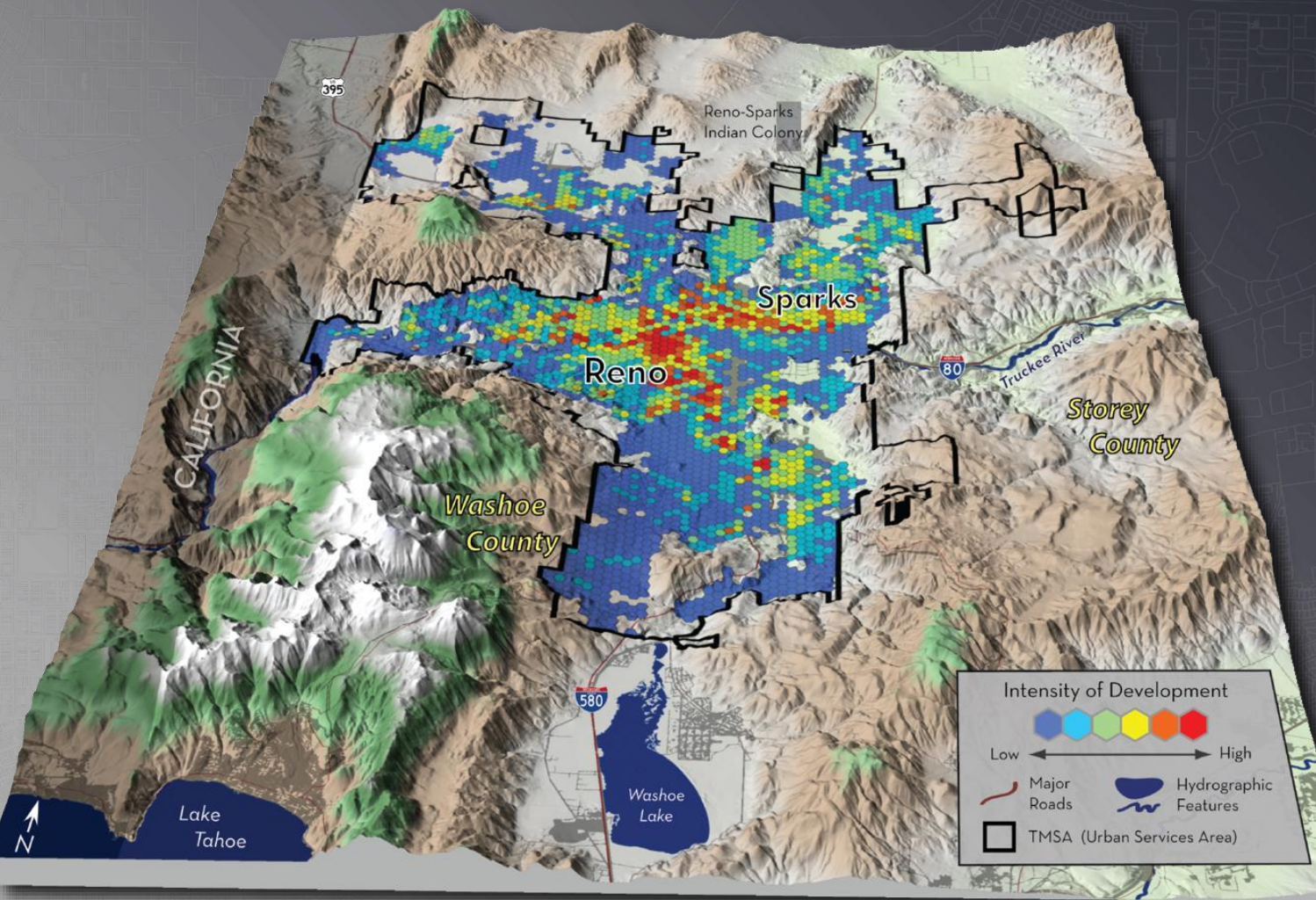


Regional Plan Structure



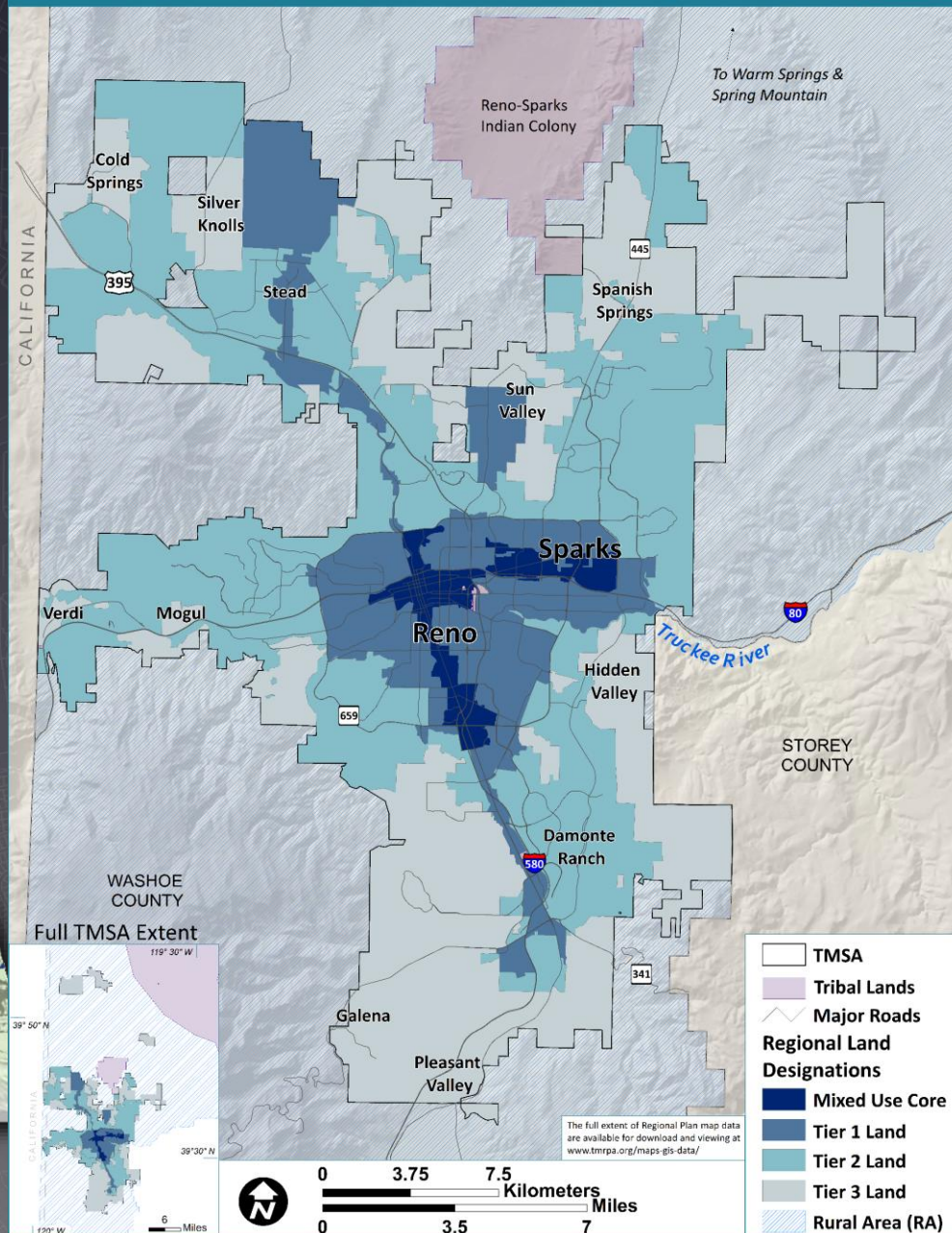
Case Work

- ▶ **Master Plan Conformance Review**
- ▶ **Facilities Plan Conformance Review**
- ▶ **Projects of Regional Significance**
- ▶ **Regional Plan Amendments**



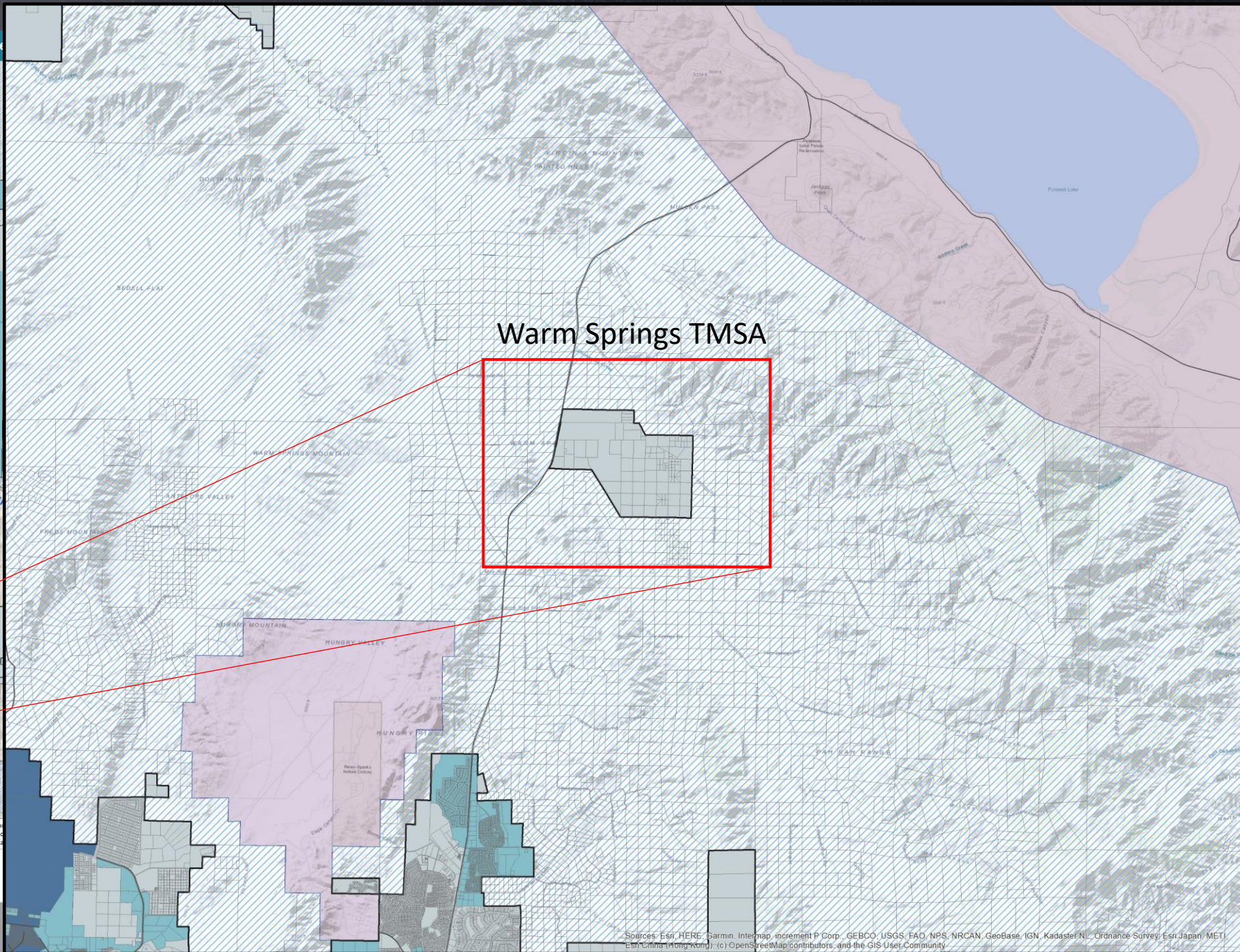
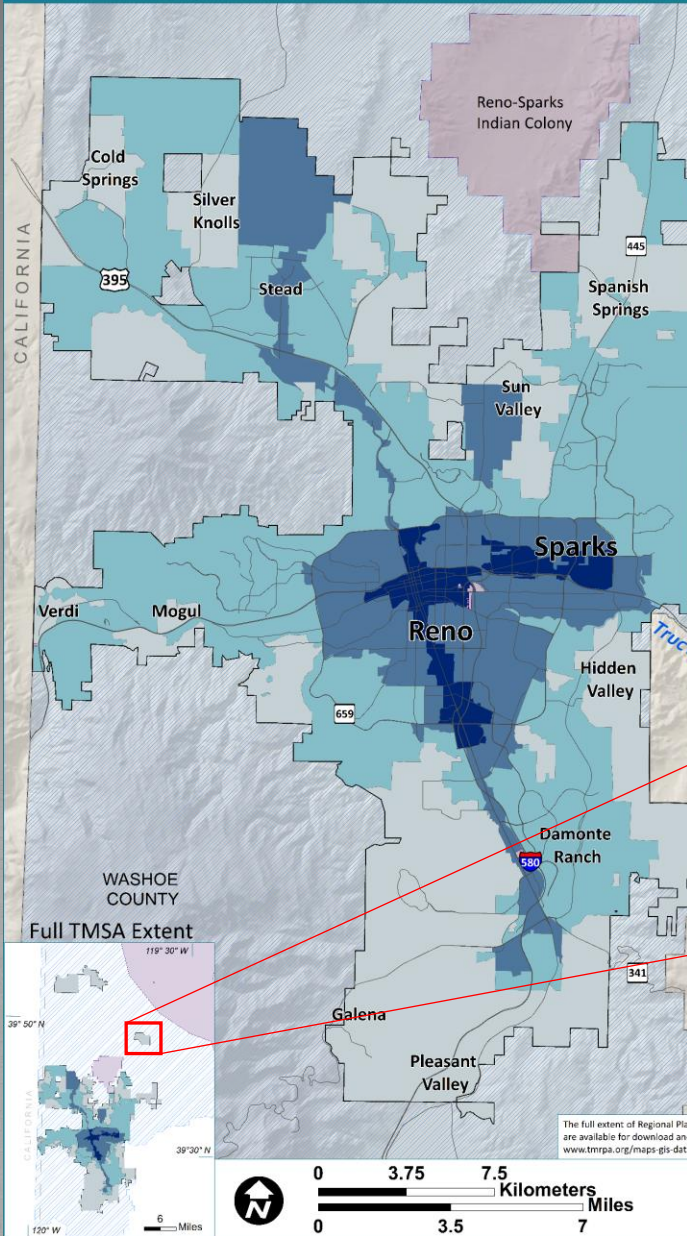
MAP 2 - REGIONAL FORM

Adopted: Dec 11, 2025



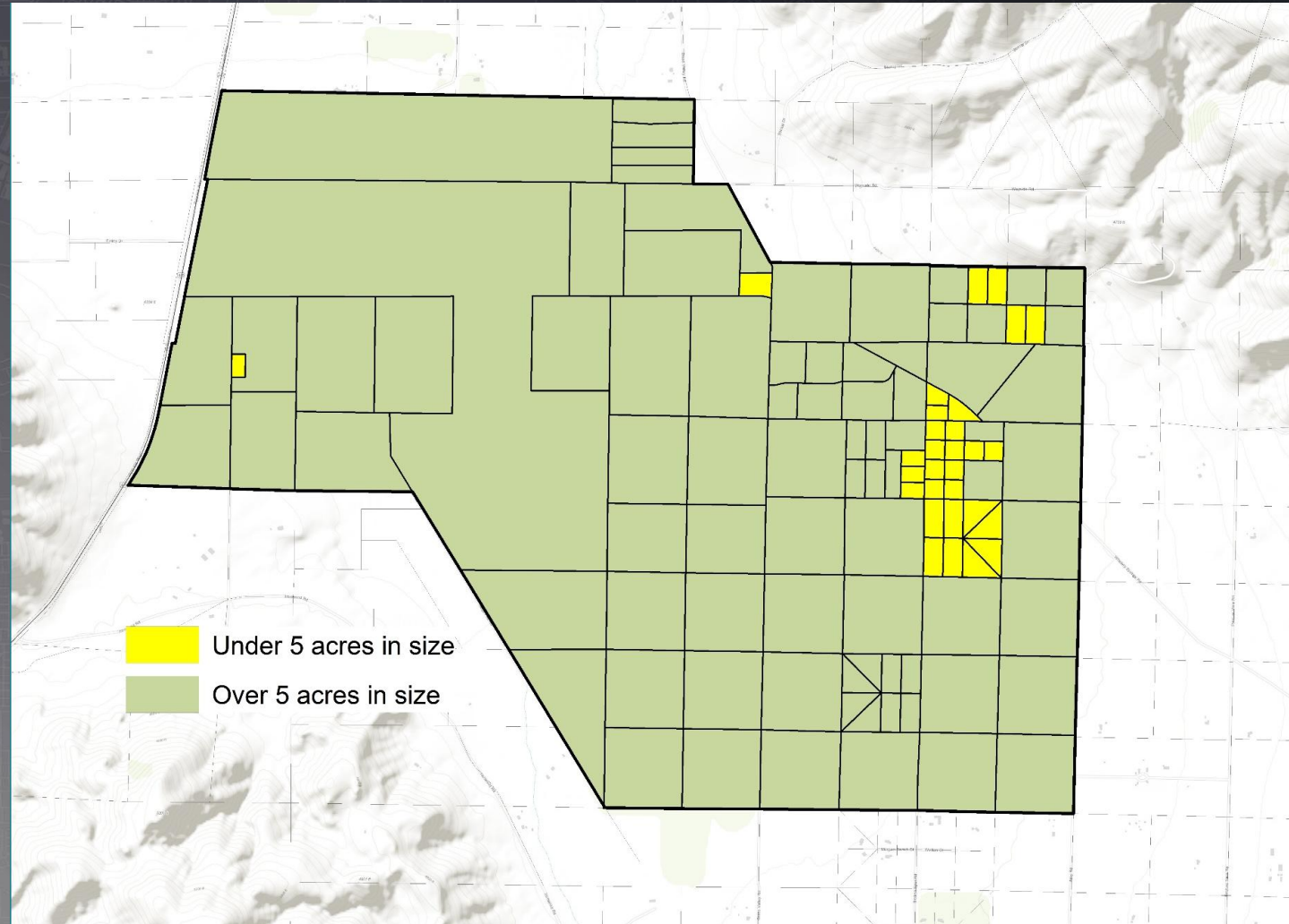
MAP 2 - REGIONAL FORM

Adopted



Warm Springs Existing Parcel Size

- A total of 111 parcels in the TMSA
- 30 parcels less than 5 acres in size
- 81 parcels 5 acres or larger



Warm Springs Master Plan

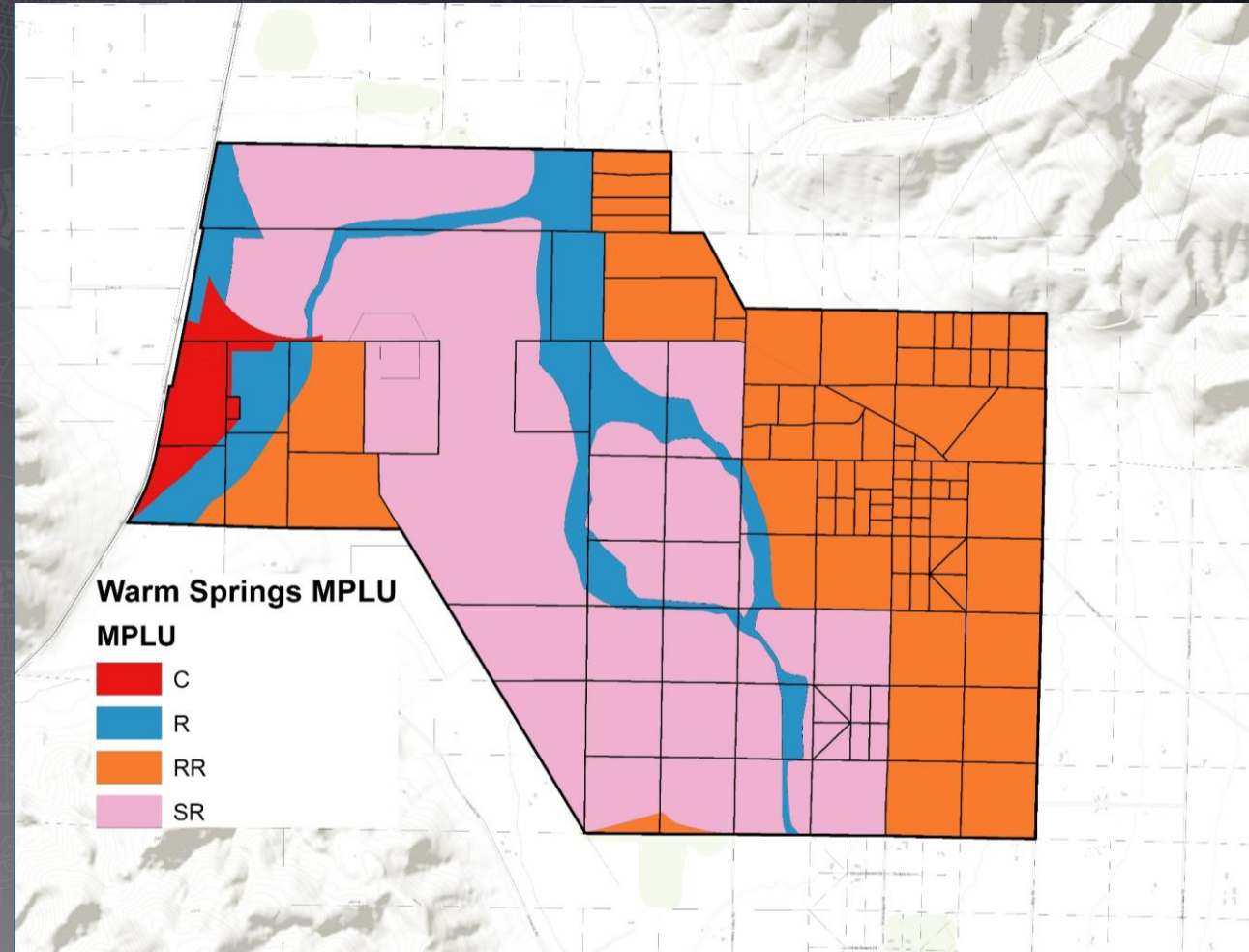
RF 3 - Density Requirements and Nonresidential Standards

The Regional Plan requires the residential densities and nonresidential standards within the Regional Land Designations, as shown in Table 3.1. The densities listed in Table 3.1 apply to proposed master plan amendments and projects of regional significance that are subject to conformance review.

If a density or nonresidential standard cannot be met, then an amendment to the Regional Land Designation is required. See Policy RF5.

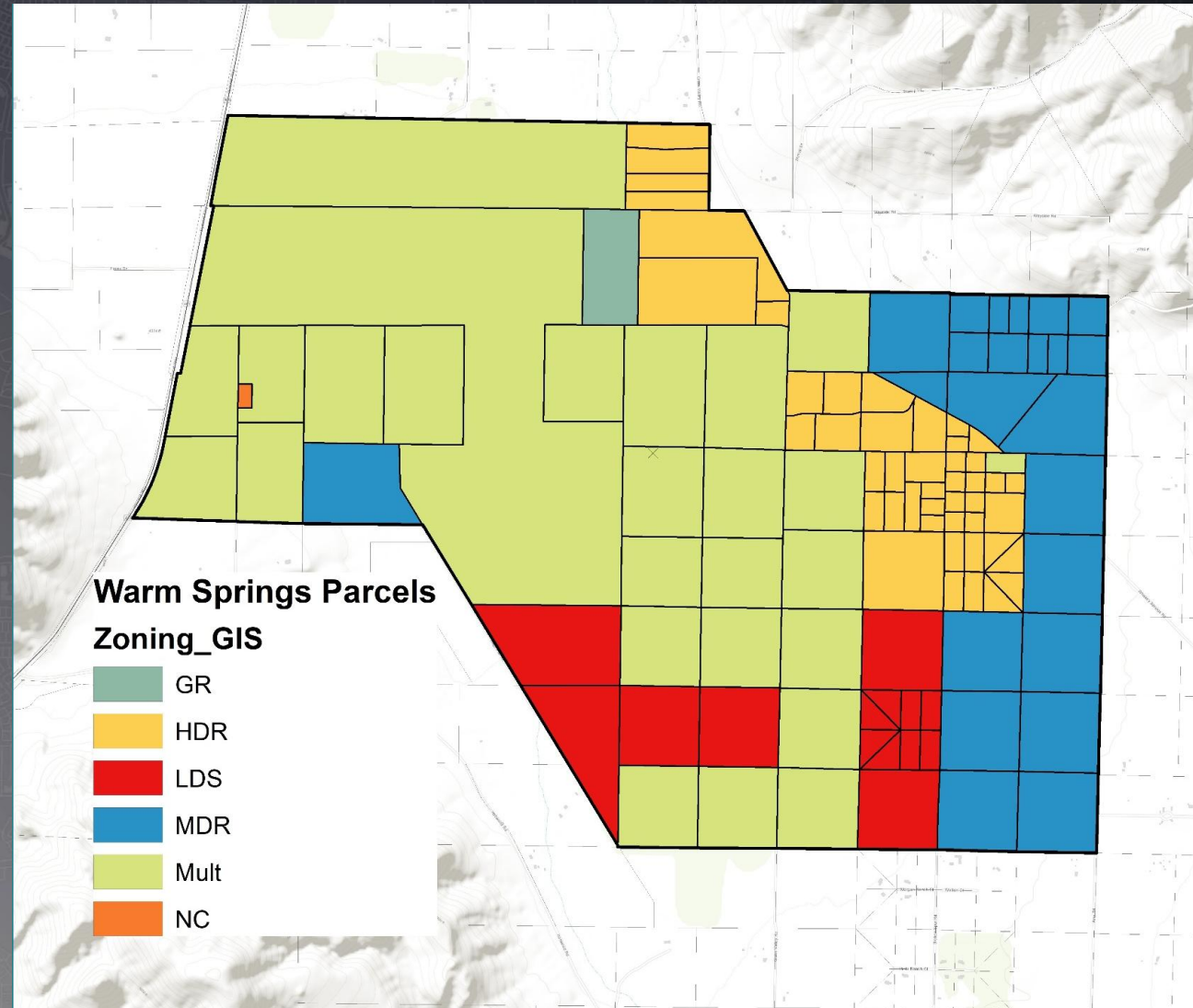
Table 3.1 – Regional Land Designation Requirements

Regional Land Designation	Minimum Density (dwelling units per acre)	Maximum Density (du/ac)	Nonresidential Standards
Mixed Use Core	14 du/ac	No maximum	0.25 floor-area ratio (FAR) minimum
Tier 1 Land	Existing	No maximum	None
Tier 2 Land	No minimum	30 du/ac	None
Tier 3 Land	No minimum	Existing	Existing – Commercial development to support the surrounding neighborhood may be allowed in certain instances
Rural Area	N/A	1 unit per 5 acres, see policy RF6	Dispersed nonresidential uses per Policy RF6



Warm Springs Zoning

- GR – General Rural
- HDR – High Density Rural (1 DU per 2.5 acres)
- MDR – Medium Density Rural (1 DU per 4 acres)
- LDS – Low Density Suburban (1 DU per acre)
- NC – Neighborhood Commercial
- MULT – Multiple Zoning Types





NR Plan

Natural Resources Plan



Goals of the NR Plan

1) Better meet NRS requirements



Nevada Revised Statutes 278.0274 subsection 2 requires that the Regional Plan to include goals, policies, maps and other documents relating to, "Conservation, including policies relating to the use and protection of air, land, water and other natural resources, ambient air quality, natural recharge areas, floodplains and wetlands, and a map showing the areas that are best suited for development based on those policies." The 2012 Truckee Meadows Regional Plan met these requirements at a base level; however, it was TMRPA's goal to greatly enhance this policy section in the next iteration of the Regional Plan.

- 2) To bring together as much data and information as possible that describes the natural resource challenges and opportunities in our region to be organized and maintained for use by local planning staff, community leaders, non-profits, and residents
- 3) To identify a subset of that data and information that are reliably maintained by an official source and can underpin improvements to the natural resource policy section of the 2019 Regional Plan

NATURAL RESOURCES PLAN

DATA, INFORMATION, AND LAND-USE PLANNING

2024

<https://tmrpa.org/nrplan/>

Categories and Subcommittees

In order to help organize the Natural Resources Plan document as well as to identify primary natural resources of concern, six Natural Resource Categories were identified:



1. PHYSICAL RESOURCES

TOPIC AREAS:

MINERALS AND MINING | WATER QUALITY MANAGEMENT | WATER SUPPLY MANAGEMENT



2. BIOLOGICAL RESOURCES AND ECOLOGY

TOPIC AREAS:

WILDLIFE AND HABITAT | PLANT LIFE | AGRICULTURAL LANDS | PALEO-ENVIRONMENTS



3. CULTURAL LANDSCAPE

TOPIC AREAS:

NATIVE AMERICAN CULTURE | EUROPEAN SETTLEMENT



4. SUSTAINABILITY AND RESILIENCY

TOPIC AREAS:

CLIMATE CHANGE | AIR QUALITY | ENERGY



5. OUTDOOR RECREATION

TOPIC AREAS:

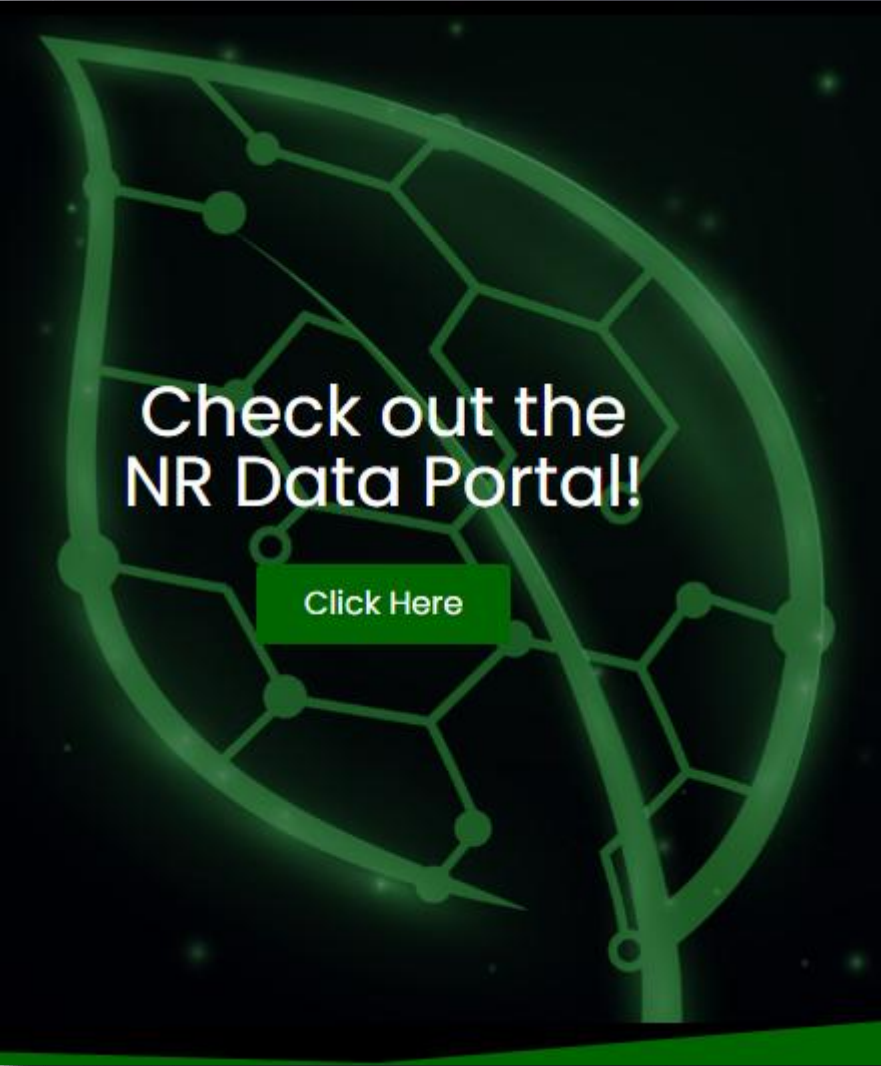
TRAILS AND PATHWAYS | PARKS AND GREENSPACE | OUTDOOR SPORTS



6. DEVELOPMENT AND OPEN LAND INTERACTIONS

TOPIC AREAS:

PUBLIC AND PRIVATE LANDS | WILDLAND URBAN INTERFACE | WILD/FERAL HORSES



Check out the
NR Data Portal!

Click Here

www.TMRPA.org/NRPlan

Natural Resources Data Portal

To search, begin by entering your keyword. You may press search now, or you may further refine it by selecting a Category and/or Topic Area from the dropdown menus. For further refinement, click 'Advanced Search,' to select a data type and/or source. Finally, to limit your search to a specific string of text, put your text within quotation marks.

Please reach out to TMRPA for more assistance, or contact us if you have additional data you believe may be added to the portal.

Trail

Outdoor Recre... ▾

Refine by Topic ▴

Search

Advanced Search ≡

Refine by Topic

Clear

- ☐ Parks and Greenspace
- ☐ Trails and Pathways

Start Search

12 search results for "Trail"



Tahoe Rim Trail Trailheads

The TRTA public information map provides information to the general public about the Tahoe Rim **Trail**, including **trail** segments, mileage, camping information, water sources, and use restrictions. Maps & **Trail**...

Tahoe Rim Trail Association (TRTA)

View Resource

E-Map



Other Trails near the Tahoe Rim Trail

The TRTA public information map provides information to the general public about the Tahoe Rim **Trail**, including **trail** segments, mileage, camping information, water sources, and use restrictions. Maps & **Trail**...

Tahoe Rim Trail Association (TRTA)

View Resource

E-Map



Natural Resource Policy Additions



- 1) Source Water Protection
- 2) Regional Trail Network
- 3) Tribal Coordination
- 4) Natural Resource Consideration Areas (NRCA)

Natural Resource Policy Additions



■ Source Water Protection

- Direct local jurisdiction master plans and affected entity facilities plans to:
 - To recognize the *2020 Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows Plan* and
 - Request comment from the appropriate entities during the development review process when spatial interactions are identified

■ washoecountycleanwater.org

Natural Resource Policy Additions



■ Regional Trails

- Direct local jurisdiction master plans and affected entity facilities plans to:
 - To recognize the **Truckee Meadows Trails Plan and Report** and
 - Request comment from the appropriate entities during the development review process when spatial interactions are identified
- <https://www.tmparksfoundation.org/truckee-meadows-trails-initiative>

Natural Resource Policy Additions



■ Tribal Coordination

- Acknowledge connection to the earth and Native American perspectives on the future (e.g., planning for 7 generations)
- Regular meetings with tribal planners and other tribal stakeholders
- Identify Regional Conformance cases that have relevance to the tribes (e.g., within a mile of tribal lands) and engage early in the process
 - Initial review memorandum
 - Make all initial case review memorandums available on our website



Natural Resource Policy Additions

- **Natural Resource Consideration Areas (NRCA)**
 - Companion to DCA (Development Constraints Area). Together these two layers satisfy state law
 - We will utilize a spatial check of these data layers for every case and include a report of spatial interactions during the initial review memo submission
 - Also make available as a tool for local planners to utilize in their local case work



Natural Resource Policy Additions

- **Natural Resource Consideration Areas (NRCA)**
 - **Spatial NR layers currently targeted:**
 - Slopes of 15 to 30%
 - Wildfire Risk/Hazard
 - Wildlife Habitat/Migration Corridors
 - Endangered/Threatened Species
 - Critical Source Water Protection Areas
 - Regional Trails
 - Floodplain
 - Agricultural Lands



TMRPA

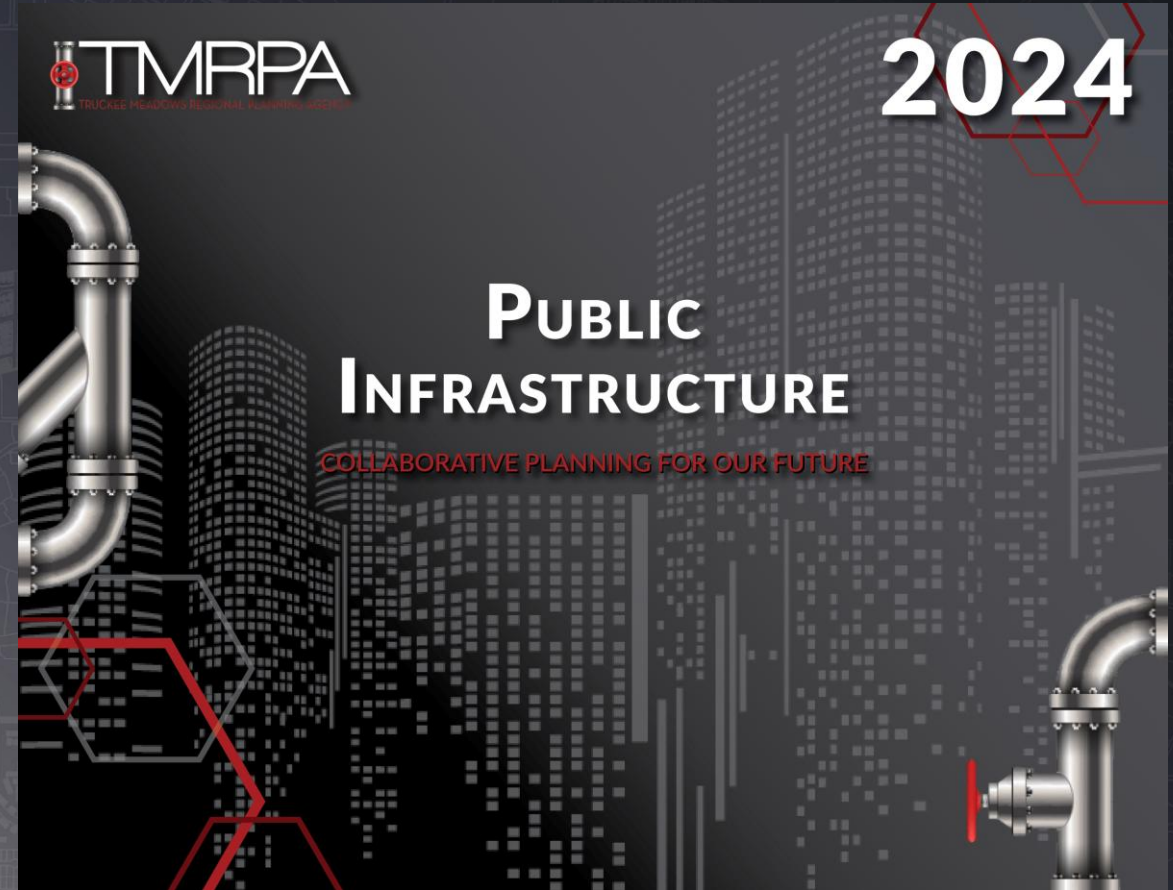
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY

Public Infrastructure Plan

PIP



- Organizing and summarizing our understanding of public facilities and infrastructure
- NRS mandate: NRS 278.0274
- Regional coordination and informed decision-making



Public Infrastructure Plan (PIP)

Nevada Revised Statutes Mandate



NRS 278.0274

Contents of regional plan.
The comprehensive regional
plan must include goals,
policies, maps and other
documents relating to:

4. Land use and transportation, including the classification of future land uses by density or intensity of development based upon the projected necessity and availability of public facilities, including, without limitation, schools, and services and natural resources, and the compatibility of development in one area with that of other areas in the region. This portion of the plan must:

(a) Address, if applicable:

(1) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and

(2) The coordination and compatibility of land uses with each military installation in the region, taking into account the location, purpose and stated mission of the military installation;

(b) Allow for a variety of uses;

(c) Describe the transportation facilities that will be necessary to satisfy the requirements created by those future uses; and

(d) Be based upon the policies and map relating to conservation that are developed pursuant to subsection 2, surveys, studies and data relating to the area, the amount of land required to accommodate planned growth, the population of the area projected pursuant to subsection 1, and the characteristics of undeveloped land in the area.

5. Public facilities and services, including provisions relating to sanitary sewer facilities, solid waste, flood control, potable water and groundwater aquifer recharge which are correlated with principles and guidelines for future land uses, and which specify ways to satisfy the requirements created by those future uses. This portion of the plan must:

(a) Describe the problems and needs of the area relating to public facilities and services and the general facilities that will be required for their solution and satisfaction;

(b) Identify the providers of public services within the region and the area within which each must serve, including service territories set by the Public Utilities Commission of Nevada for public utilities;

(c) Establish the time within which those public facilities and services necessary to support the development relating to land use and transportation must be made available to satisfy the requirements created by that development; and

(d) Contain a summary prepared by the regional planning commission regarding the plans for capital improvements that:

(1) Are required to be prepared by each local government in the region pursuant to [NRS 278.0226](#); and

(2) May be prepared by the water planning commission of the county, the regional transportation commission and the county school district.

Five Facility and Service Domains



Potable Water

The collection and treatment of raw water for storage, conveyance, and consumption as potable water.



Schools

The facilities and services required to ensure an educated populace.



Stormwater and Flood Control

Stormwater drainage management is focused on controlling stormwater runoff associated with development and flood control facilities reduce the negative effects of flood waters.



Transportation

The collection of transportation facilities necessary to allow for the movement of people and goods throughout the Region.



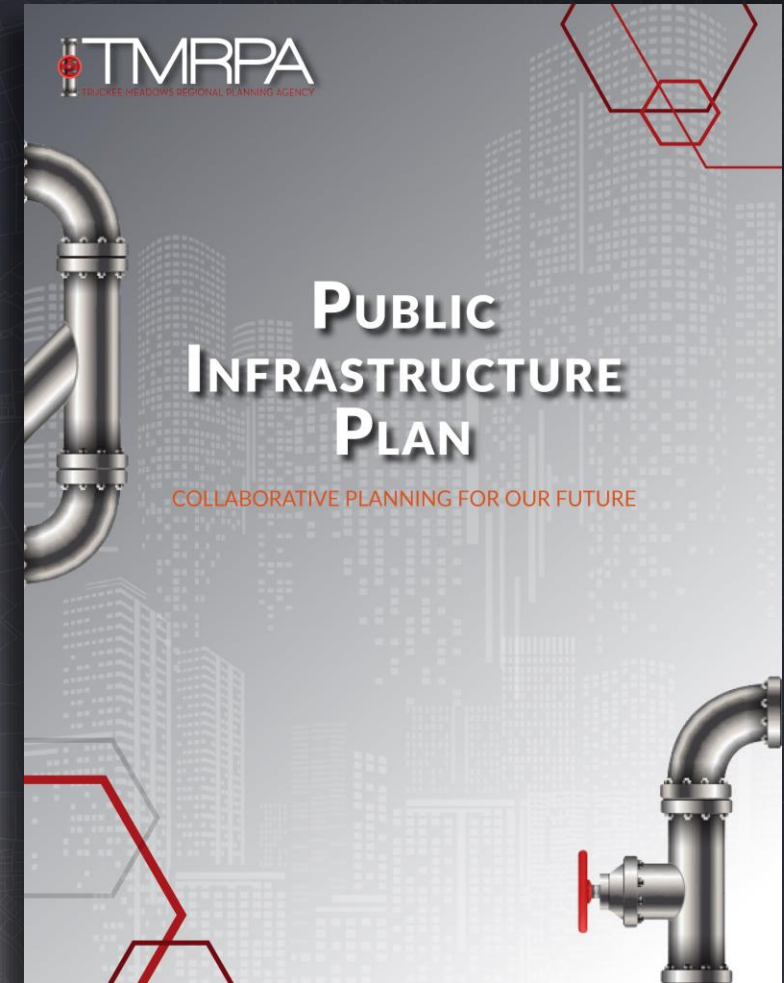
Wastewater

The collection and treatment of sewage for discharge as treated effluent.



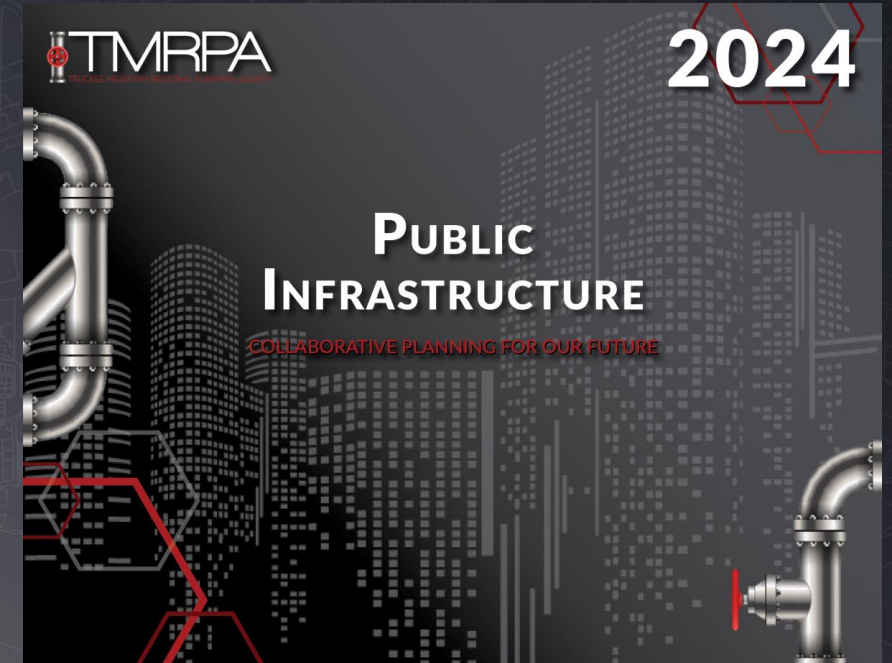
Public Providers and Official Entities

- Truckee Meadows Water Authority (TMWA)
- Washoe County School District (WCSD)
- Truckee River Flood Management Authority (TRFMA)
- Regional Transportation Commission (RTC)
- Sun Valley General Improvement District (SVGID)
- City of Sparks
- Washoe County
- Reno-Stead Airport (RTS)
- Reno-Tahoe International Airport (RTIA)
- City of Reno
- Western Regional Water Commission (WRWC)



PIP Document

- **Goal 1: Create a Public Infrastructure Plan Document that address the public facilities and services described in NRS 278.0274 subsections 4 and 5**
 - Addressing the five domains
 - Describes who provides service and how it is accomplished
 - Includes links to relevant agencies and entities to learn more



Breaking down the CIP Data

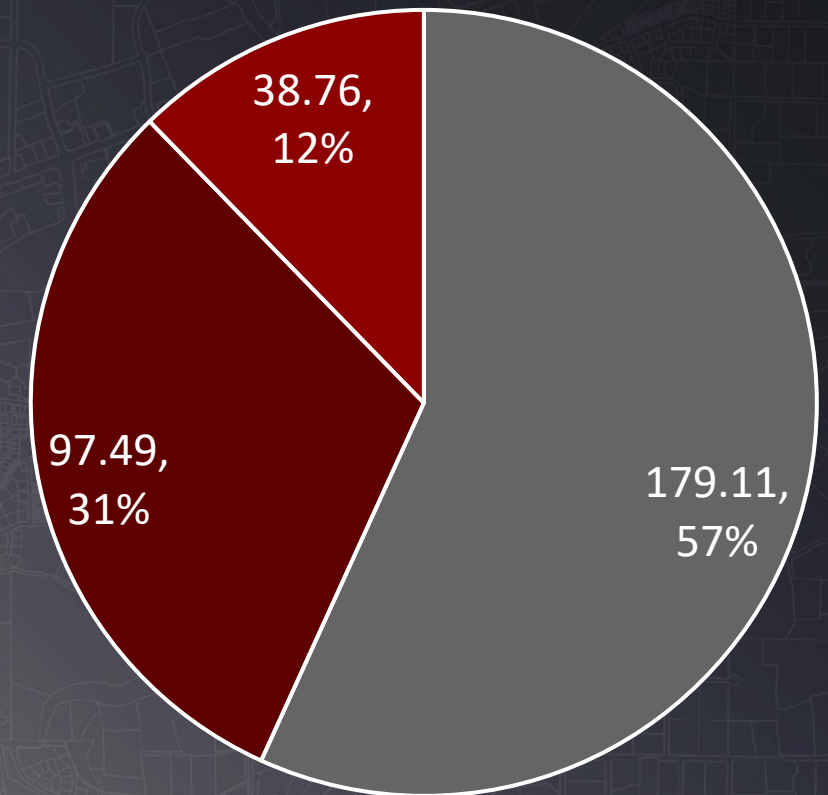
Represent two types of CIP data:

- Growth (or capacity projects)
 - Developer dedicated share
- Community Investment (or maintenance/rehab projects)

Flood Control & Storm Drain Assets Added FY23

Provider and Project	FY 2023	
	Additions	Classification
Sparks Flood & Storm Drain		
North Truckee Drain Flood Improvements	\$28,794	Community Investment
4th Street Storm Drain and Sewer	\$45,675	Community Investment
2023 RDA #1 - Drainage	\$69,162	Community Investment
Rockwood Dr and Glen Meadow Dr SD Improvements	\$1,028,395	Community Investment
Storm Drain - Caynons at Los Altos (Developer Contributions)	\$12,700	Developers
Storm Drain - Wingfield Commons Offsite (Developer Contributions)	\$54,550	Developers
Sewer - Eagle Peak Ph 1 (Developer Contributions)	\$70,590	Developers

Total Spending FY 22-23
(Millions of \$)



□ Community Investment ■ Provider Built ■ Developers

How We Classify Investment

REINVESTMENT VS. GROWTH

Through the process of reviewing CIPs and meeting with each jurisdiction and entity, it became clear that the representation of spending from a regional perspective needed to show expenditures based on their purpose: rehabbing and replacing existing public infrastructure, and capacity increases to accommodate growth. In the growth category, the expenditures include developer constructed infrastructure that is ultimately dedicated to a jurisdiction or entity.

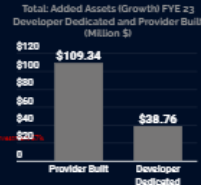
Reinvestment A Project that addresses the repurpose, rehabilitation, or replacement of existing facilities. Such Project may also address sustainability and resiliency infrastructure needs to continue provision of service or capacity; examples may include retrofits to mitigate risks of hazards or unintended consequences of growth, backup systems in the event of natural or manmade system failures, and so forth.

Growth A Project that addresses the expansion of an existing facility or construction of new infrastructure that increases the capacity of the providers' system network to absorb projected TMSA growth in population and businesses.

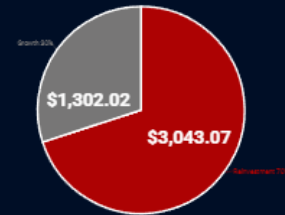
All 5 Service Domains

Total By Category Reinvestment Vs. Growth

All Domains
Added Assets in FYE 2023
(Million \$)



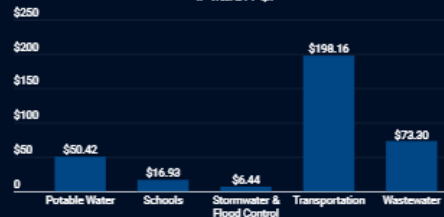
All Domains
Planned Improvements in FYEs 2024-28
(Million \$)



Total By Service Domain

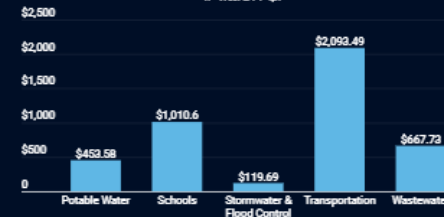
Potable Water | Schools | Stormwater & Flood Control | Transportation | Wastewater

All Domains
Added Assets in FYE 2023
(Million \$)



Grand Total
(Million \$) **\$345.25**

All Domains
Planned Improvements in FYEs 2024-28
(Million \$)



Grand Total
(Million \$) **\$4,345.09**

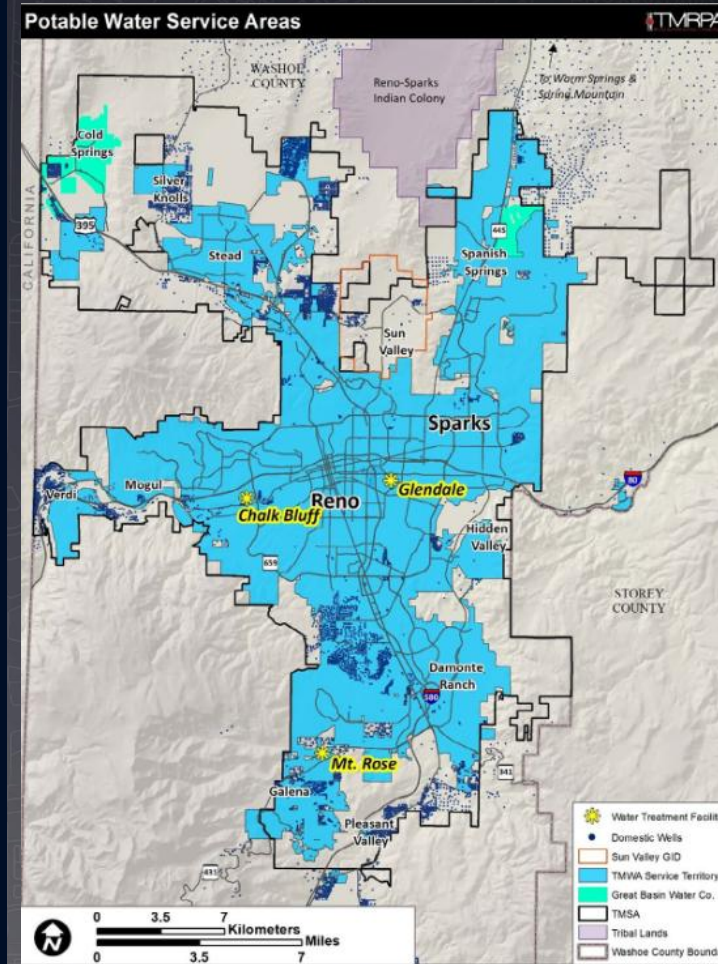
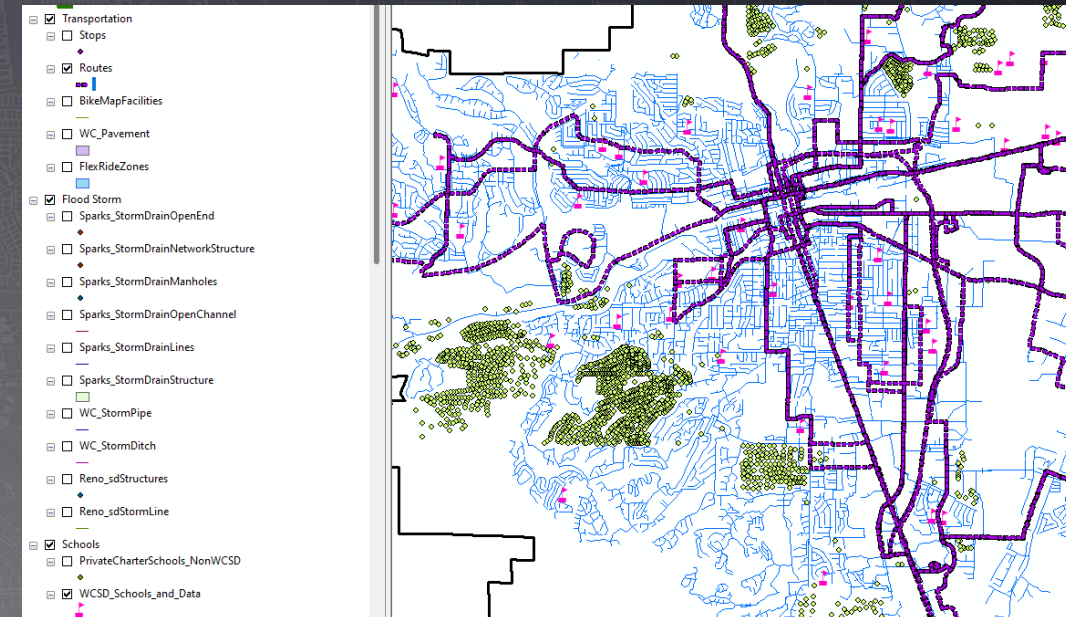


Figure 2.1 – Potable water service areas, TMWA surface water treatment facilities, and domestic well locations.

<https://tmrpa.org/pip-dashboard/>

PIP Data

- Coalesce and combine available data on existing and planned infrastructure and service provision, both spatial and non-spatial data, to create a one-stop-shop for this information
 - Up-to-date public infrastructure GIS data (spatial data showing roads, pipes, etc.)
 - Capital Improvement Plans (CIP) and retrospectives
 - CIP spending summaries – finalizing
 - Regional look at CIP spending



Spatial Modeling

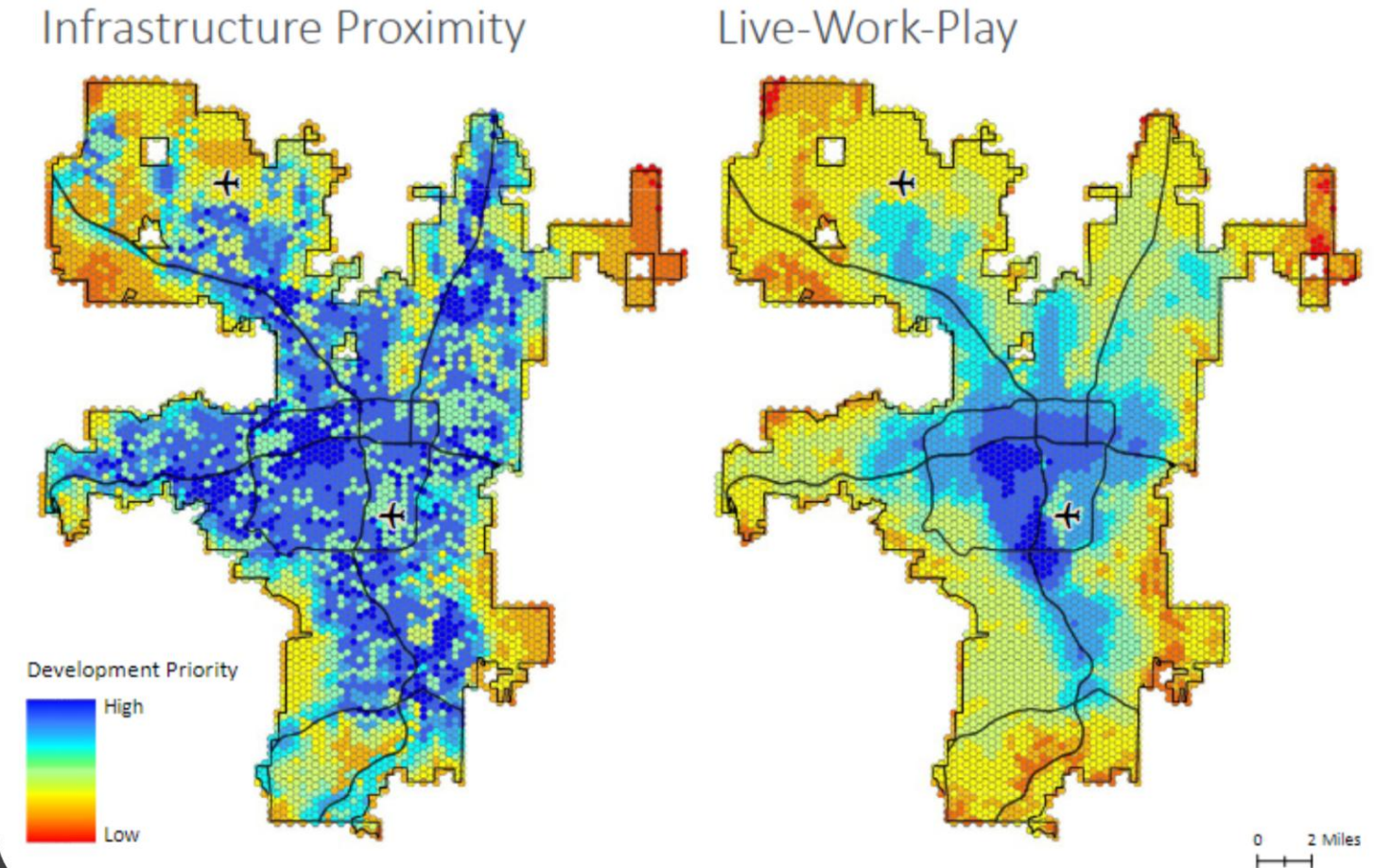
Comparison of variables across service domains

- Capacity
- Spending
- Areas served

Discover alignments and mismatches

Accurate information describing the spatial location of existing and planned infrastructure is a key input in scoring parcels for development likelihood

Figure 2.1 – Maps showing the spatial configuration of development priority for the Infrastructure Proximity and Live-Work-Play surfaces.



Policy *PF 1* and the PIP

- **Water**
 - Water treatment facilities
 - Water conveyance facilities
- **Wastewater**
 - Sewer collection facilities
 - Sewer treatment facilities
- **Stormwater/flood control**
- **Transportation/roads, and**
 - Multi-modal
 - Regional Road facilities
- **Schools**



PF 1 - List of Facilities and Service Standards

The standards in Table 3.2 will be reviewed for master plan amendments and for projects of regional significance requests:

Table 3.2 - Facilities and Service Standards

Facility/Service	Standards in the TMSA	Standards in the Rural Area
Water	- Water conveyance facilities are: - Available and adequate; or - Planned for within a 10 year timeframe in facilities plans; and/or - Required to be constructed by new development per the local government master plan	- Private wells and private water systems must meet State and Washoe County Health District (WCHD) requirements - Water system infrastructure is not allowed to be extended from the TMSA to support development in the RA
	- Sewer collection facilities are: - Available and adequate; or - Planned for within a 10 year timeframe in facilities plans; or - Required to be constructed by new	Private septic systems must meet State and WCHD requirements

Other Resources on tmrpa.org



- Consensus Forecast
 - <https://tmrpa.org/washoe-county-consensus-forecast/>
- Truckee Meadows Annual Report
 - <https://tmrpa.org/tmar/>
- TMRPA Data Center and Energy page
 - <https://tmrpa.org/energy-and-data-centers/>
- Truckee Meadows Trails
 - <https://tmrpa.org/truckee-meadows-trails/>
- Affordable Housing
 - <https://tmrpa.org/affordable-housing/>



Questions?