



Planning Commission Staff Report

Meeting Date: April 7, 2026

Agenda Item: 9F

MASTER PLAN AMENDMENT CASE NUMBER: WMPA25-0003 (Regional Plan conformance and SOI rollback designations)

MASTER PLAN AMENDMENT CASE NUMBER: WRZA25-0004 (SOI rollback designations.)

BRIEF SUMMARY OF REQUEST: These amendments bring the county's master plan into conformance with updates to the Truckee Meadows Regional Plan and establish the Open Space master plan and zoning category on publicly owned parcels released from the City of Reno Sphere of Influence.

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CASE DESCRIPTION

For hearing, discussion, and possible action to initiate and approve resolutions to 1) adopt a series of master plan text amendments to bring the Washoe County Master Plan into conformance with the Truckee Meadows Regional Plan, 2) adopt master plan map amendments to the Cold Springs, North Valleys, Northwest, Southwest Truckee Meadows and Verdi Master Plan Land Use Maps in order to apply the Open Space (OS) master plan category to 40 parcels, which were released from the City of Reno Sphere of Influence, 3) recommend adoption of regulatory zone amendments to the Cold Springs, North Valleys, Southwest Truckee Meadows and Verdi Regulatory Zone maps in order to apply the Open Space regulatory zone to a subset of 20 of those parcels including other parcels that are located outside of the adopted Washoe County regulatory zone map areas; and 4) if approved, authorize the chair to sign Master Plan and regulatory zone amendment resolutions to this effect;

The 40 parcels proposed to receive the Open Space master plan category are assessor's parcels numbers:

003-020-10, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 049-450-06, 049-450-07, 049-450-10, 049-450-59, 049-450-60, 081-010-16, 081-010-20, 081-010-21, 081-023-23, 081-023-25, 081-024-09, 081-024-10, 081-024-11, 081-024-12, 082-180-63, 082-180-64, 082-180-74, 082-180-75, 082-180-76, 082-361-04, 082-361-20, 082-361-23, 087-010-18, 087-010-19, 087-010-30, 087-021-08, 087-340-01, 087-340-05, 087-350-11, 087-350-26, 087-381-04, 087-381-05, 090-030-03, and 234-021-05.

The subset of 20 of the above parcels proposed to receive the Open Space regulatory zone are assessor's parcel Numbers:

| | |
|---|---|
| 082-361-04, 003-020-10, 082-361-20, 082-361-23, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 082-180-63, 082-180-64, 087-350-11, 087-350-26, 090-030-03, 082-180-76, 082-180-75, 082-180-74, 049-450-10, 049-450-06, 049-450-07, and 234-021-05. | |
| Applicant: | Washoe County |
| Property Owner: | Bureau of Land Management, United States Forest Service, State of Nevada |
| Location: | Various |
| APNs: | See above case description |
| Parcel Size: | Various |
| Existing Master Plan: | None |
| Proposed Master Plan: | Open Space |
| Existing Regulatory Zone: | Various |
| Proposed Regulatory Zone: | Open Space. |
| Planning Area: | Various |
| Development Code: | Authorized in Article 820, Amendment of Master Plan and Article 822 Amendment of Regulatory Zone. |
| Commission Districts: | All |

STAFF RECOMMENDATION

INITIATE AND APPROVE

APPROVE WITH CONDITIONS

DENY

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Explanation of a Master Plan Amendment

The purpose of a master plan amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each planning area. Master Plan Amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values, and in conformance with the Truckee Meadows Regional Plan. The Washoe County Master Plan can be accessed on the Washoe County website at [EnvisionWashoe 2040](#) select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

Background

These proposed master plan and regulatory zone amendments are intended to bring Washoe County's master plan into full conformance with updates to the Truckee Meadows Regional Plan and to provide master plan and zoning categories to 40 parcels released from the City of Reno sphere of Influence.

Amendments related to Washoe County and Regional Plan Updates.

Upon adoption of the Washoe County Master Plan in 2023, the Truckee Meadows Regional Planning Agency (TMRPA) identified a series of "*scheduled amendments*" for Washoe County to incorporate as it moved forward implementing the master plan. In addition, the regional plan itself has been amended with *new policies* to which the county plan must conform. The following briefly describes these changes. A description of the proposed language and the location of the changes is found in Exhibit F.

The *Scheduled Amendments* include the following five items.

1. Include language detailing the Resort Services Area mechanism as outlined in the Regional Plan. (Regional Plan Policy RF8.)
2. Include a policy that provides for the coordination and compatibility of land uses with each military installation in the region. (Regional Plan Policy RF 10.)
3. Include language addressing land use compatibility at a local level. (Regional Plan Policy RF 11.)
4. Include language that specifically addresses natural slopes greater than 15 percent but less than or equal to 30 percent. (Regional Plan Policy NR 6.)
5. Remove references to the Reno-Stead Corridor Joint plan. (Regional Plan Policy RC 3.)

The *New Policies* in the regional plan and Washoe County's requirements include:

1. Creation of regional plan policy of NR 4 – Natural Resource Consideration Areas.

This policy establishes the natural resource conservation areas, provides a mapping tool, and access to the underlying data layers for analysis of the areas.

Washoe County Requirements – Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in your master or facilities plan. For cases that trigger regional conformance review, NRCA spatial interactions identified in TMRPA’s Initial Review Memorandum (IRM) should be addressed through the local development review process.

2. Creation of regional plan policy NR 11 – Trails. This policy establishes a requirement to coordinate trails so that they are consistent with a regional trails network.

Washoe County Requirements – Include policy that reference and/or utilizes the “Truckee Meadows Regional Trails Plan” (TMRTP), available at <https://www.tmparksfoundation.org/truckee-meadows-trails-initiative>, and promote the construction of trails and trailheads and the connectivity of trails with existing, planned, and proposed trails as identified in the TMRTP.

3. Creation of regional plan policy NR 15 – Source Water Protection and Watershed Management. This policy is intended to ensure a regionally consistent approach to watershed management.

Washoe County Requirements – Include a policy that references and/or utilizes the “Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows.” Available at: <https://washoecountycleanwater.org/> and promote awareness and consideration of critical source water protection areas as identified in the above referenced plan.

Amendments related to the release of 40 parcels from the City of Reno Sphere of Influence.

The proposed amendments also include changes to establish the master plan and zoning designation for a set of 40 parcels no longer part of the Reno sphere of Influence. As described by Regional Plan Policy RC 2,

“a Sphere of Influence is an area into which a city plans to expand within the next 20 years, based on population projections and capacities for growth. An SOI cannot exist outside of the TMSA. A change to a city’s SOI constitutes a Regional Plan Amendment.”

The set of parcels released by the City of Reno are all owned by the federal or state government and at this time have minimal development potential. They collectively represent parcels that are not suitable for development for various reasons, including

development constraints and public ownership. The existing development constraints include slopes, location, and existing open space designations. The City of Reno determined these parcels should not be a component of their overall growth plan. Removing these parcels from the SOI will help make the maps and data depicting future growth opportunities will be significantly more accurate and reliable. Washoe County staff have determined that a designation of Open space for both zoning and master planning purposes will provide the most accurate representation of the desired purpose and opportunities associated with these lands.

The Open Space designation is compatible with all existing and potential future land uses. The Development Code describes the Master Plan and Zoning Designations as:

Master Plan Open Space. The Open Space Master Plan category is intended to create, preserve, and connect areas of natural, cultural, and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, agricultural, or other land devoted exclusively to open space uses. The following Regulatory Zones are allowed in and are consistent with the Open Space Master Plan category: Open Space, Public and Semi-Public Facilities, and Parks and Recreation.

Open Space Regulatory Zone. Open Space Regulatory Zone. The Open Space (OS) Regulatory Zone is intended to create and protect areas of natural, cultural and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, wetlands, agricultural, or other land devoted exclusively to open-space uses that are owned, controlled, or leased by public or non-profit agencies. The Open Space Regulatory Zone may also be applied to common open space areas created through the common open space development process set forth in Article 408, Common Open Space Development. There is no minimum lot area for this regulatory zone. Uses compatible with the Open Space Regulatory Zone category include:

- (1) Natural and Scenic Resource Preservation. The preservation and restoration of land to conserve and enhance natural or scenic resources;
- (2) Sensitive Area Protection. The protection of streams and stream environment zones, watersheds, wetlands, natural vegetation, and wildlife habitat zones;
- (3) Flood Control. The development, restoration and maintenance of natural and man-made features that control and mitigate floodwaters;
- (4) Cultural Resource Preservation. The preservation of historic

and pre-historic resources and sites that are designated the Nevada State Historic Preservation Office;

(5) Recreation. The development of facilities needed for passive recreational uses;

(6) Energy Production. Energy production refers to the commercial production of electricity.

(7) Federal Land Management. Uses that are not listed as allowed uses in the Table of Uses (Table 110.302.05.1-5) for the Open Space Regulatory Zone, but that are otherwise allowed by the Resource are allowed. Management Plans and/or policies of federal agencies managing lands within the Open Space Regulatory Zone, may be determined allowable uses following consultation and concurrence with the County by the applicable federal agency.

Subject Properties Maps

Side-by-side maps depicting the existing and proposed master plan changes can be found in *Exhibit F*. Side-by-side maps depicting the existing and proposed regulatory zone amendments are provided in *Exhibit G*.

MASTER PLAN CONSISTENCY

The proposed amendments are required for the Washoe County Master Plan to be found in conformance with the Truckee Meadows Regional Plan. However, the proposed amendments are consistent with and support many of the principles established in the Envision Washoe 2040 Master Plan. Relevant principles are provided in the table below.

Table: Master Plan Principles in support of these amendments.

| | |
|--|---|
| Regional Form and Coordination Principle 1. | Coordinate land use and growth decisions with local, regional, state, tribal, and federal partners. |
| Natural and Cultural Resources (NCR) Principle 1. | Maintain scenic resources within the County. |
| NCR Principle 2. | Coordinate development and conservation goals with State, tribal, and federal agencies. |
| NCR Principle 3. | Protect key wildlife and vegetation resources. |

| | |
|--|---|
| NCR Principle 4. | Protect and improve water resources. |
| NCR Principle 6. | Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities. |
| Adaptation and Resiliency Principle 1. | Limit development in the Development Constraints Area. |
| Public Facilities and Services Principle 1. | Cooperatively manage water resources for long-term sustainability. |

Neighborhood Meeting and other public input.

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held via Zoom on **October 20, 2025**. There were no attendees for the neighborhood meeting. However, prior to the neighborhood meeting, staff received calls from neighbors responding to the preliminary notice sent to property owners within 750' of any of the amended parcels. Staff explained the purpose of the amendments, the concept of the Sphere of Influence, and the reasoning for applying Open Space designations to these parcels. Staff did not receive any negative input to the proposed changes.

Reviewing Agencies

Staff developed the proposed amendments in coordination with staff from the Truckee Meadows Regional Planning Agency, the Cities of Reno and Sparks planning programs, Nevada State Lands, and the Washoe County Department of Parks and Open Space.

Staff also provided the United States Bureau of Land Management (BLM) and the United States Forestry Service (USFS) with full documentation of the amendments, including parcels numbers and overall reasoning for the amendments.

Master Plan Amendment Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1) and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

A legal ad was placed with the Reno Gazette Journal.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260.

Washoe County Planning Commission

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners, as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 599 property owners within 750 feet of one of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposed amendments support and strengthen the guiding principles of the master plan, in particular those in regard to managing natural resources and regional coordination.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact public health, safety or welfare.

Staff Comment: The proposed master plan and zoning designations are Open Space. The Open Space designation is compatible with all existing land uses. See Exhibit F.

3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed changes are in response to updates in the Truckee Meadows Regional Plan and to the adopted Reno Sphere of Influence. The proposed text changes represent a more desirable utilization of land by promoting the use of more advanced tools for project review and by ensuring accurate references. The proposed map changes represent a more desirable utilization of land by protecting open space and developmentally constrained areas.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

Staff Comment: The open space master plan designation represents a low demand for public infrastructure and services. There is no density associated with Open Space designations. Infrastructure to support trail and other passive recreation is or will be available for any planned facilities.

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The parcels subject to master plan and zoning designations are publicly owned parcels with a variety of development constraints. These amendments guide development away from these areas to more appropriately designated lands.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: The Open Space designation will not have an adverse effect on any military installations in the region.

Staff Comments on Required Regulatory Zone Amendment Findings

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposed amendments support and strengthen the guiding principles of the master plan, in particular those in regard to managing natural resources and regional coordination.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact public health, safety or welfare.

Staff Comment: The proposed master plan and zoning designations are Open Space. The Open Space designation is compatible with all existing land uses. See Exhibit G.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed changes are in response to updates in the Truckee Meadows Regional Plan and to the adopted Reno Sphere of Influence. The proposed text changes represent a more desirable utilization of land by promoting the use of more advanced tools for project review and by ensuring accurate

references. The proposed map changes represent a more desirable utilization of land by protecting open space and developmentally constrained areas.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: The open space zoning designation represents a low demand for public infrastructure and services. There is no density associated with the Open Space designation. Infrastructure to support trail and other passive recreation is or will be available for any planned facilities.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will not adversely affect the impact or the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The parcels subject to master plan and zoning designations are publicly owned parcels with a variety of development constraints. These amendments guide development away from these areas to more appropriately designated lands.

7. Effect on a Military Installation when a Military Installation is required to be noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: The Open Space designation will not have an adverse effect on any military installations in the region.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0005. It is further recommended that the Planning Commission forward the master plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0005, having made at least three of the following five findings in accordance with Washoe

County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Regulatory Zone Amendment Recommendation

After a thorough analysis and review, it is recommended that the proposed regulatory zone amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0006, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA25-0006 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,
AND MASTER PLAN MAP (WMPA25-0005), AND RECOMMENDING ITS ADOPTION
TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 25-04

Whereas, Master Plan Amendment Case Number WMPA25-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on **Tuesday April 7, 2026**; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA25-0003, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA25-0005, comprised of the map as included at Exhibit A and the text changes included as Exhibit B to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on April 7, 2026

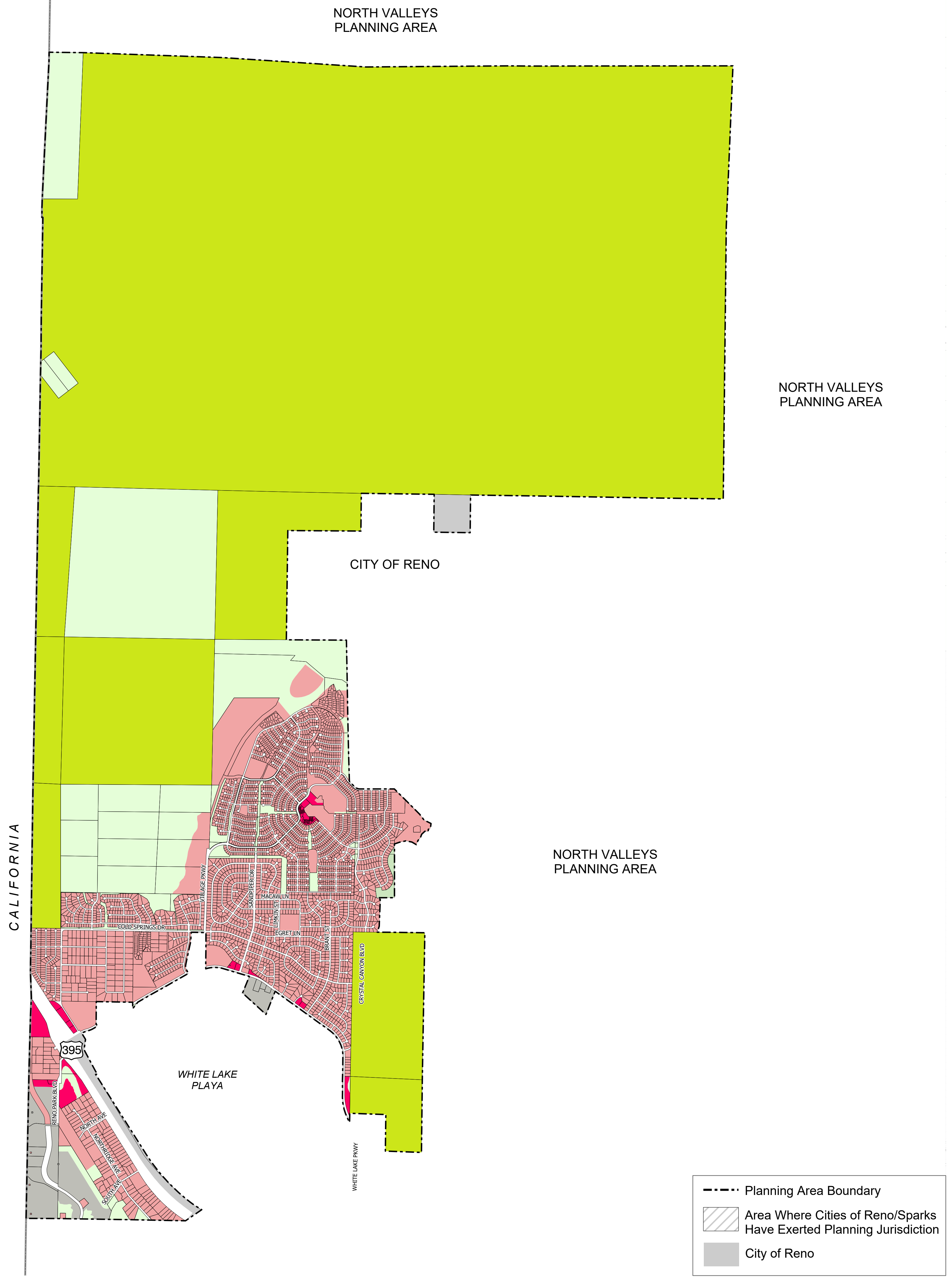
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Dan Lazzareschi, Chair

Attachments: Exhibit A – Master Plan Maps
Exhibit B – Amended Master Plan Text



COLD SPRINGS MASTER PLAN MAP

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

SOURCE: Planning and Building Division

PC Date: September 10, 2025

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

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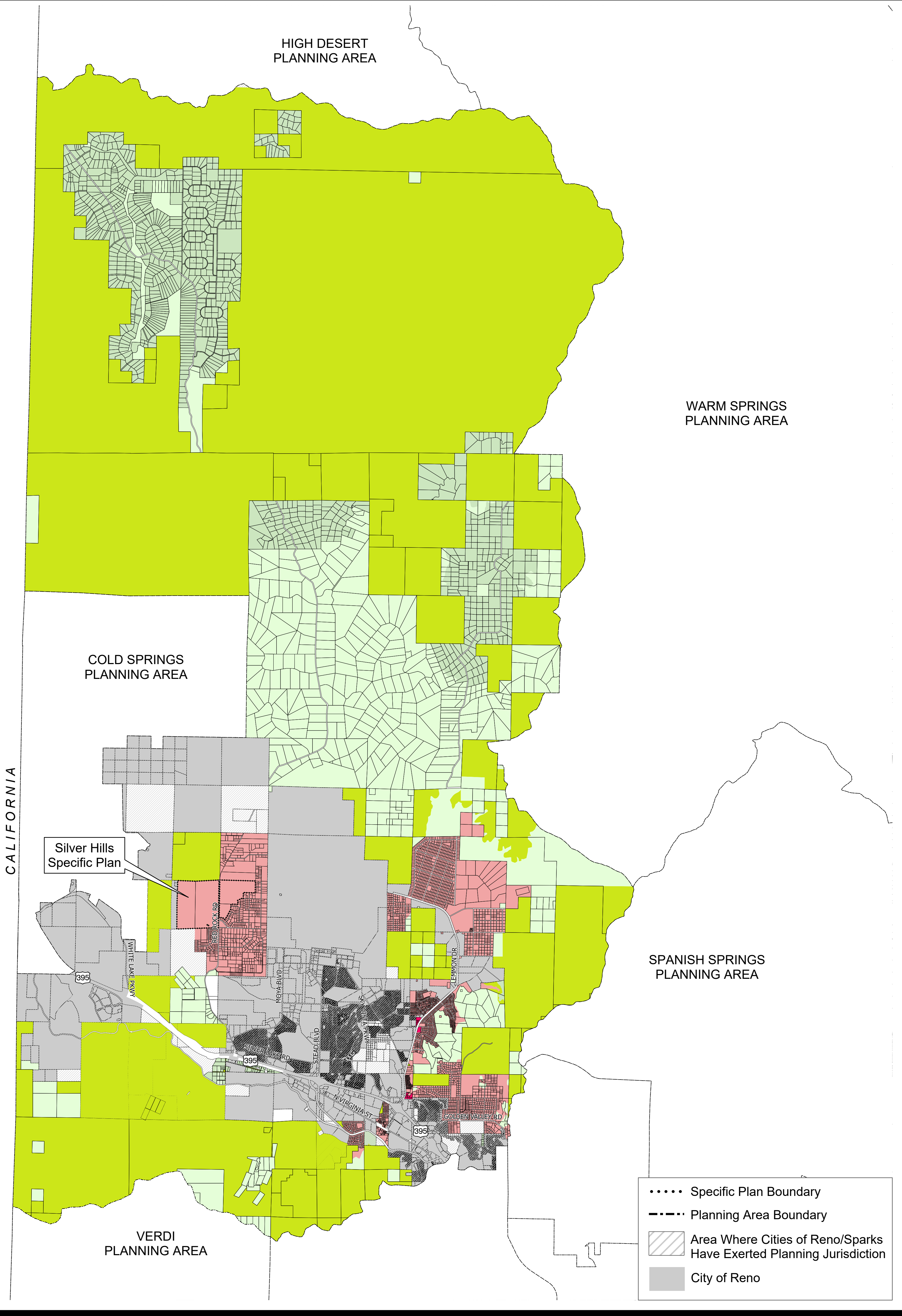
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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



NORTH VALLEYS MASTER PLAN MAP

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

SOURCE: Planning and Building Division

PC Date: September 10, 2025

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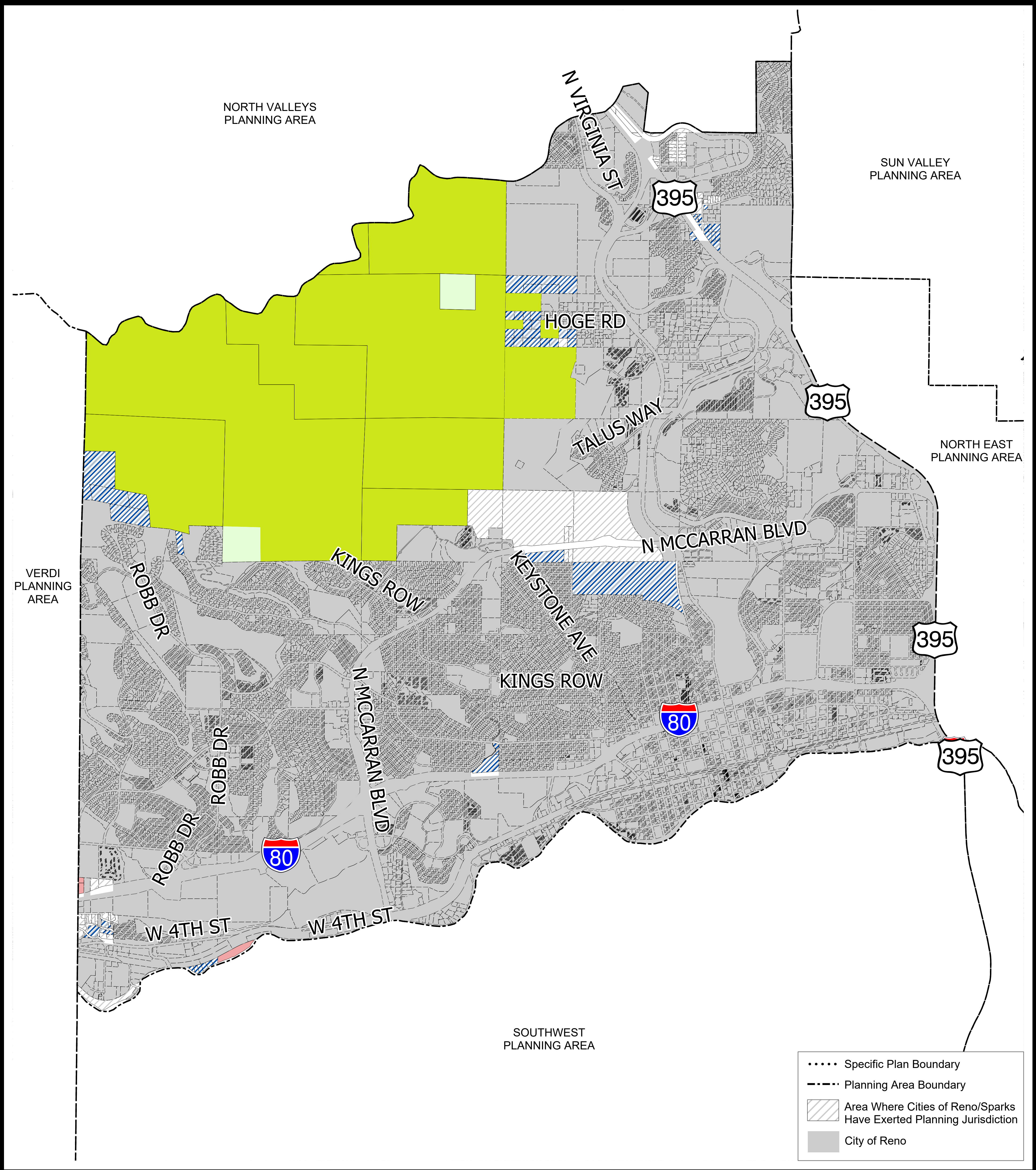
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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



NORTHWEST MASTER PLAN MAP

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

SOURCE: Planning and Building Division

PC Date: September 10, 2025

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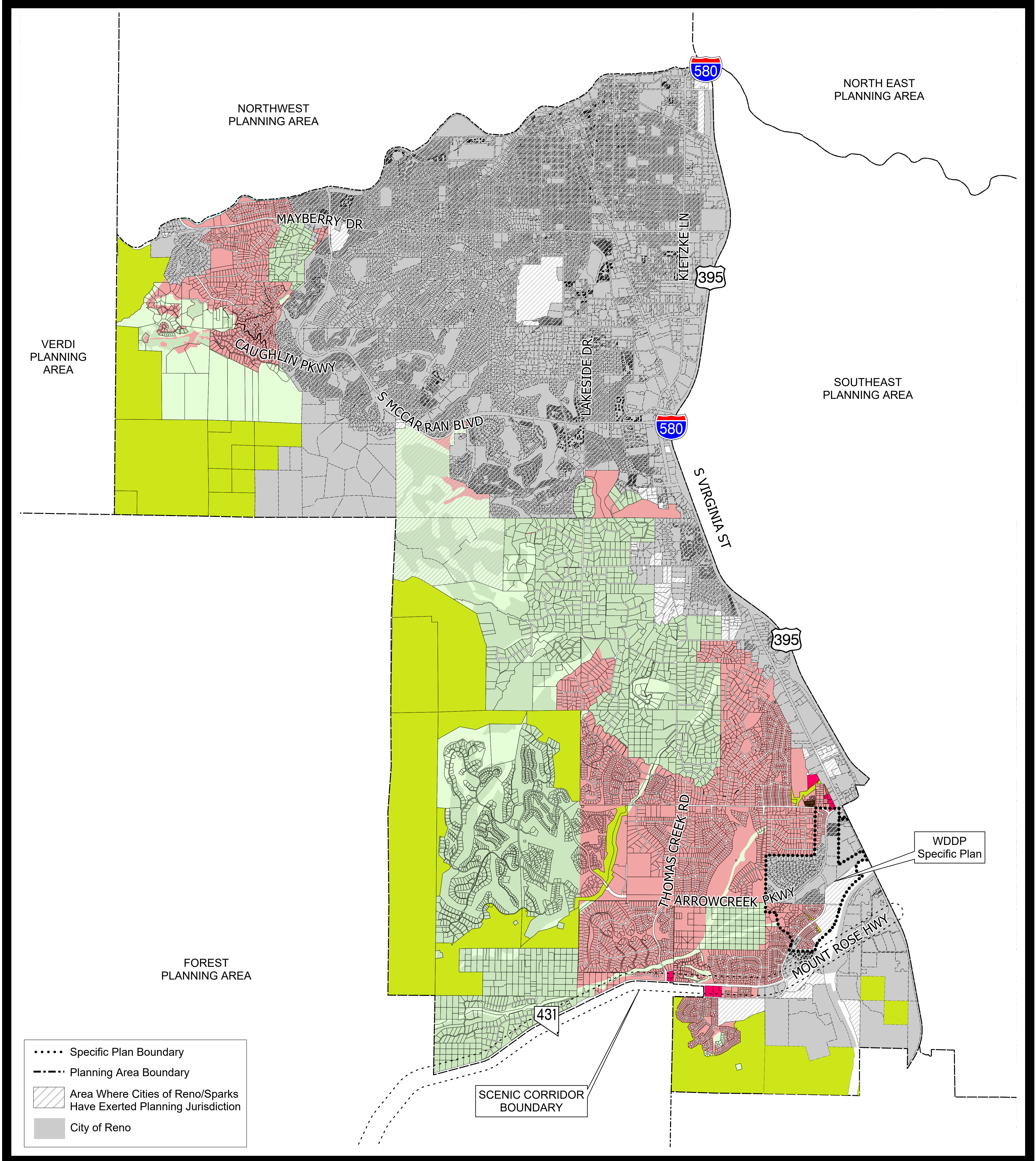
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE _____ DIRECTOR _____

Community Services Department

WASHOE COUNTY NEVADA

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



- Specific Plan Boundary
- - - - - Planning Area Boundary
- Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
- City of Reno

SOUTHWEST MASTER PLAN MAP

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

SOURCE: Planning and Building Division

PC Date: September 10, 2025

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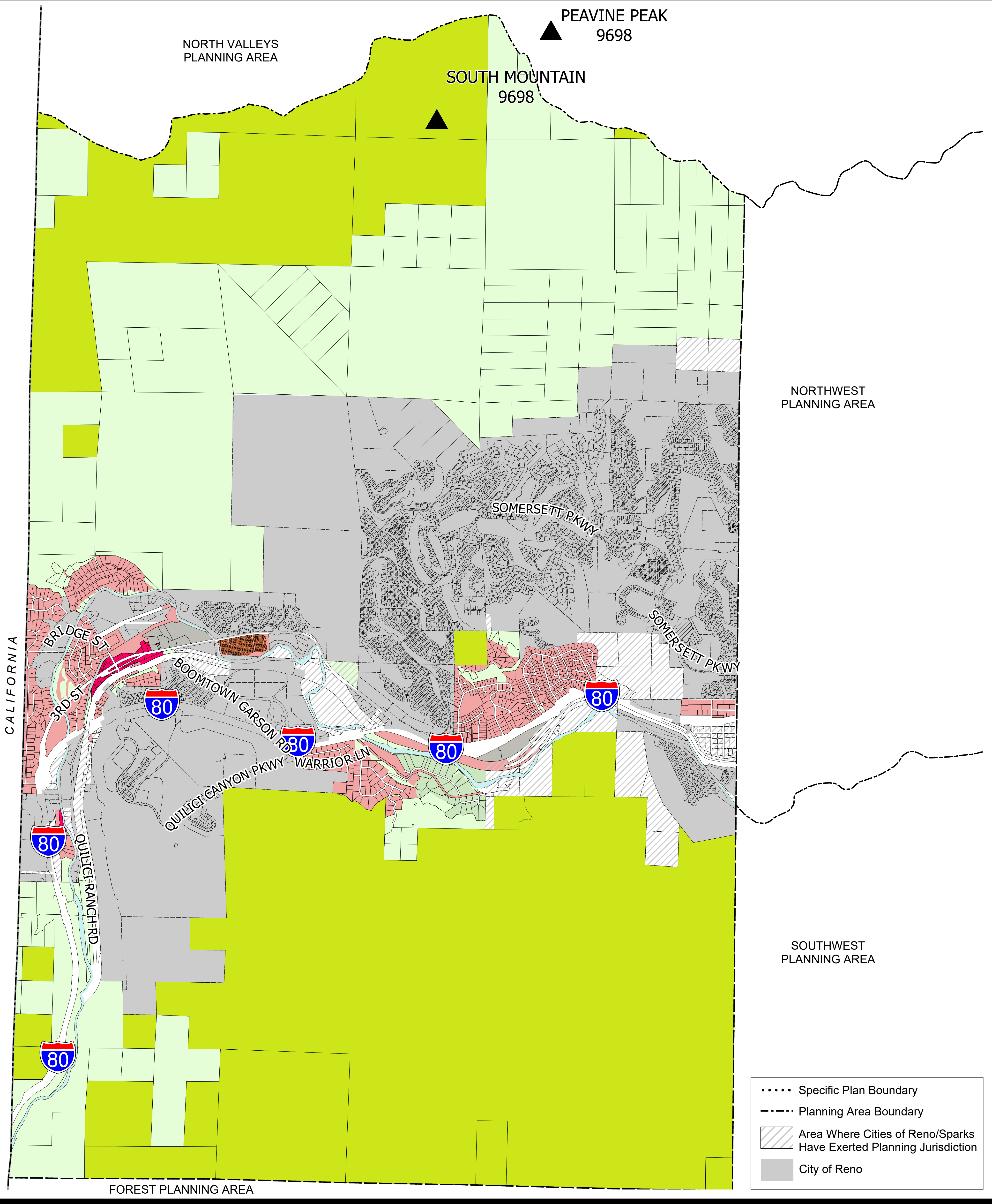
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**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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



VERDI MASTER PLAN MAP

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

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The text consists of 182 pages from the Envision2040 Master Plan. Hard copies will not be provided. Please click on the link to view. Thank you.

Link: [WMPA25-0003 Resolution Exhibit B Text.pdf](#)



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA25-0004 AND THE ASSOCIATED AMENDED REGULATORY ZONE MAPS

Resolution Number 26-05

Whereas Regulatory Zone Amendment Case Number WRZA25-0004, came before the Washoe County Planning Commission for a duly noticed public hearing on March 3, 2026

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA25-0003) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have

occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA25-0004 and the amended Regulatory Zone Maps included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on March 3, 2026.

WASHOE COUNTY PLANNING COMMISSION

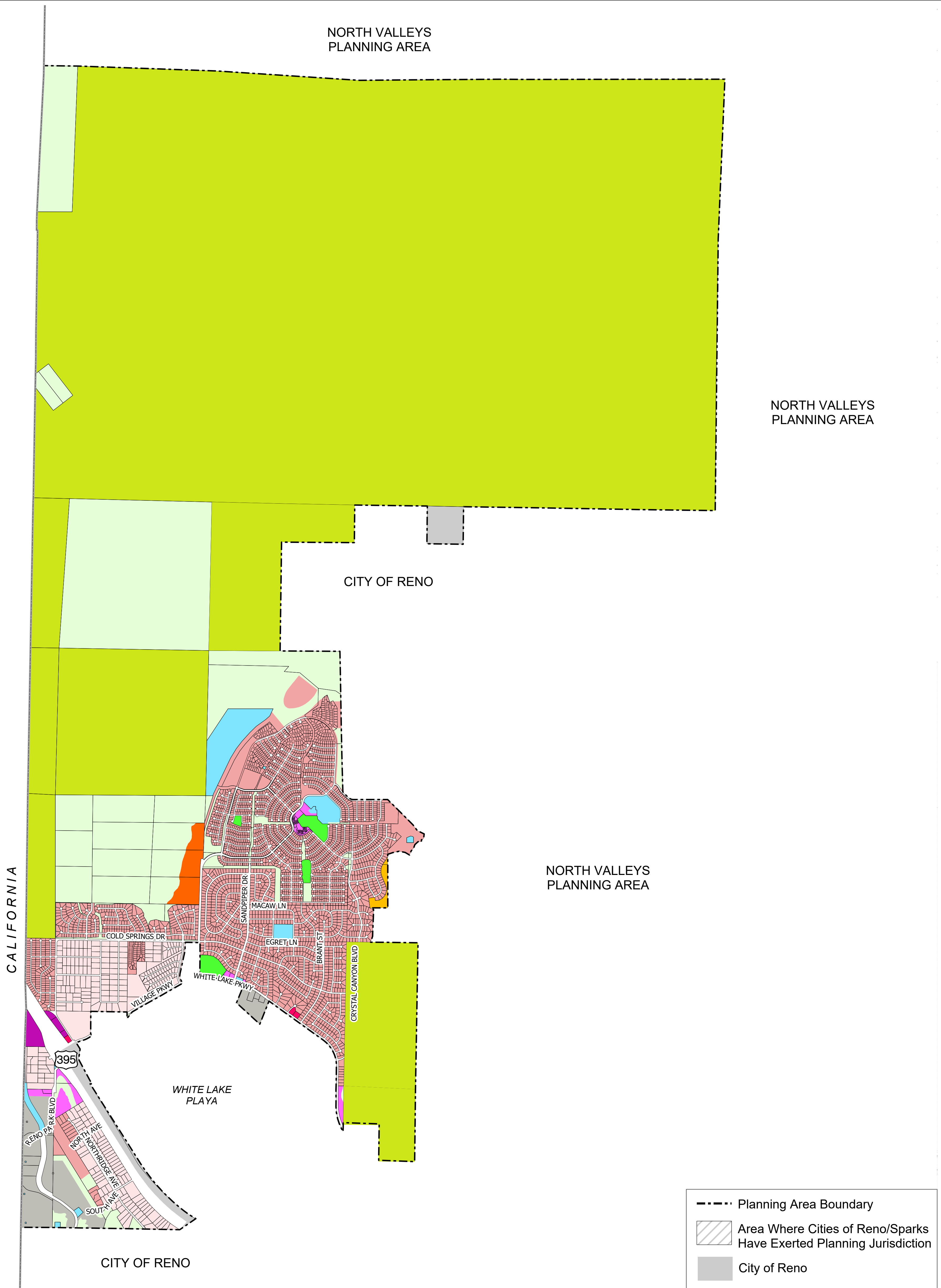
ATTEST:

Trevor Lloyd, Secretary

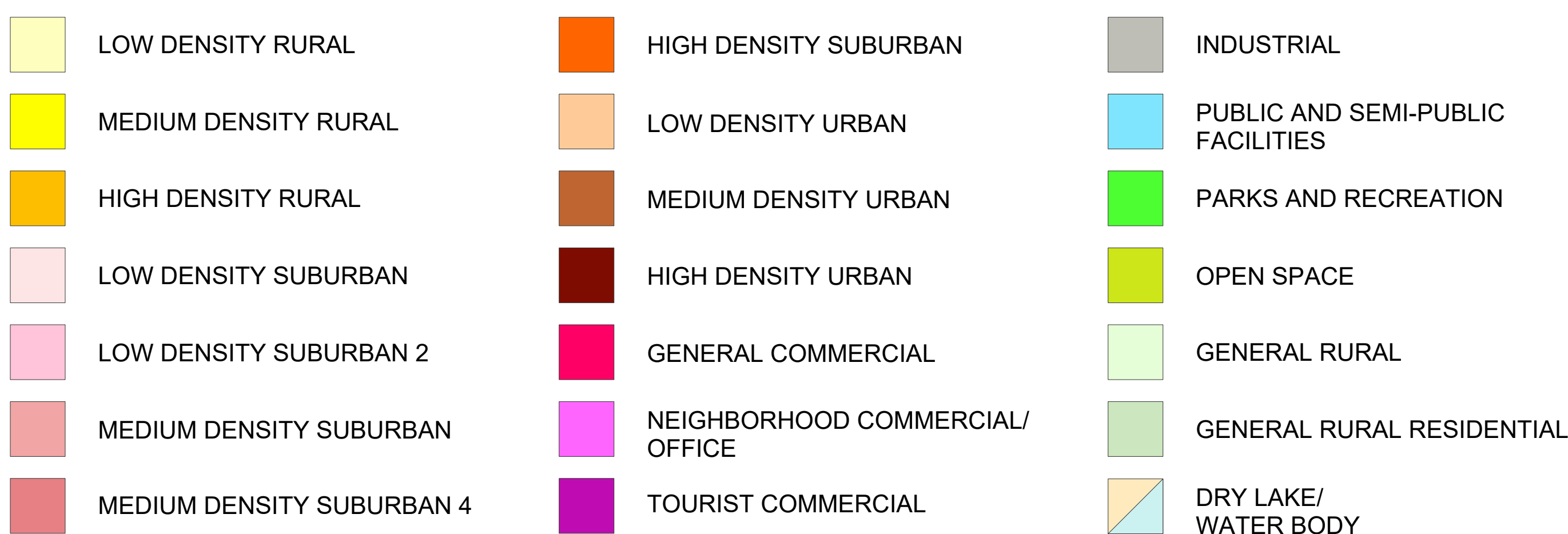
Dan Lazzareschi, Chair

Attachment: Exhibit A – Area Plan Regulatory Zone Maps

NORTH VALLEYS
PLANNING AREA



COLD SPRINGS
REGULATORY ZONE MAP



SOURCE: Planning and Development Division

PC Date: September 10, 2025

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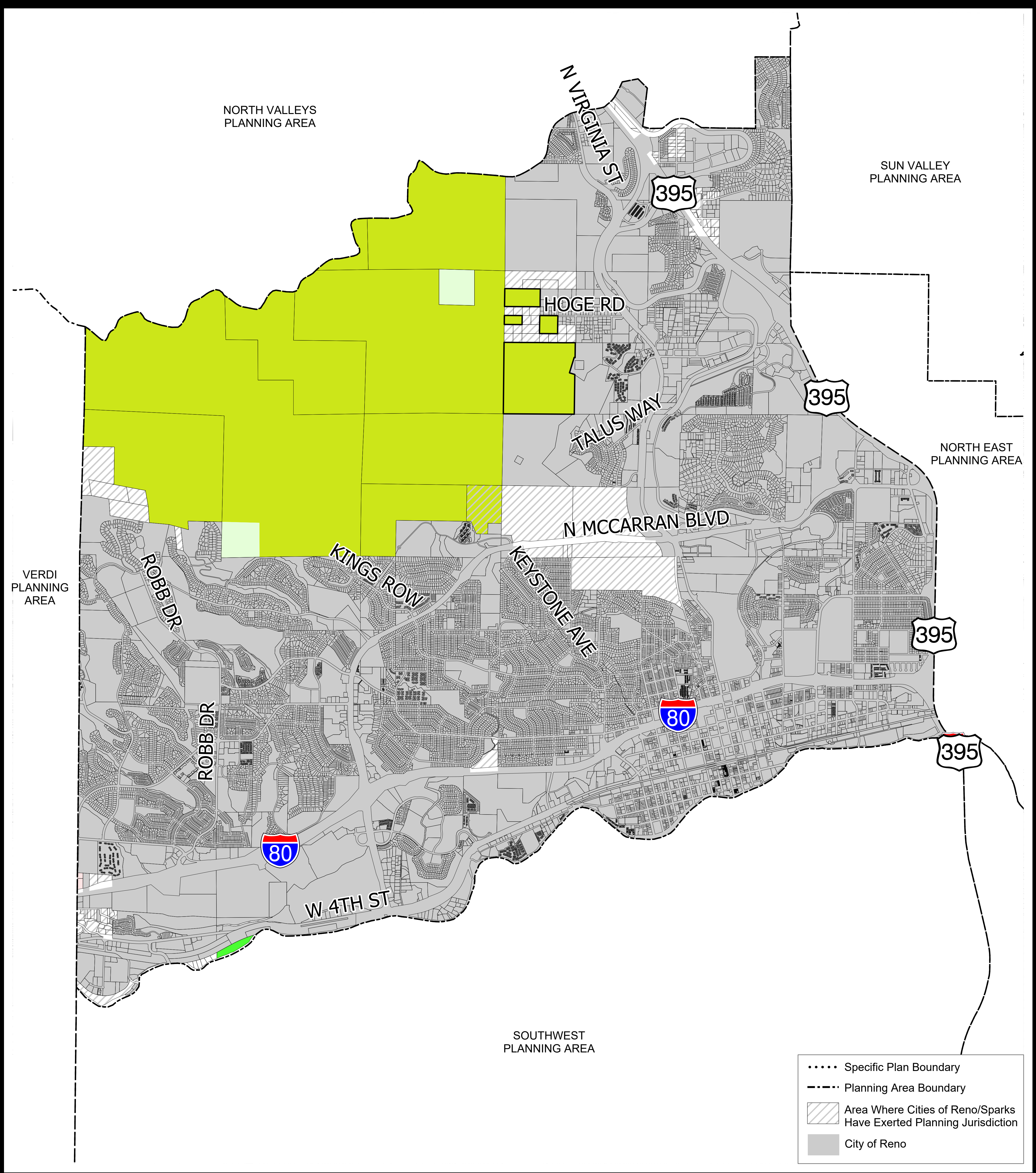
DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E Ninth St
Reno, Nevada 89512

(775) 328-3600



NORTHWEST REGULATORY ZONE MAP

| | | |
|---|--|---|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | INDUSTRIAL |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | PARKS AND RECREATION |
| LOW DENSITY SUBURBAN | HIGH DENSITY URBAN | OPEN SPACE |
| LOW DENSITY SUBURBAN 2 | GENERAL COMMERCIAL | GENERAL RURAL |
| MEDIUM DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/OFFICE | GENERAL RURAL RESIDENTIAL |
| MEDIUM DENSITY SUBURBAN 4 | TOURIST COMMERCIAL | DRY LAKE/WATER BODY |

SOURCE: Planning and Development Division

PC Date: September 10, 2025

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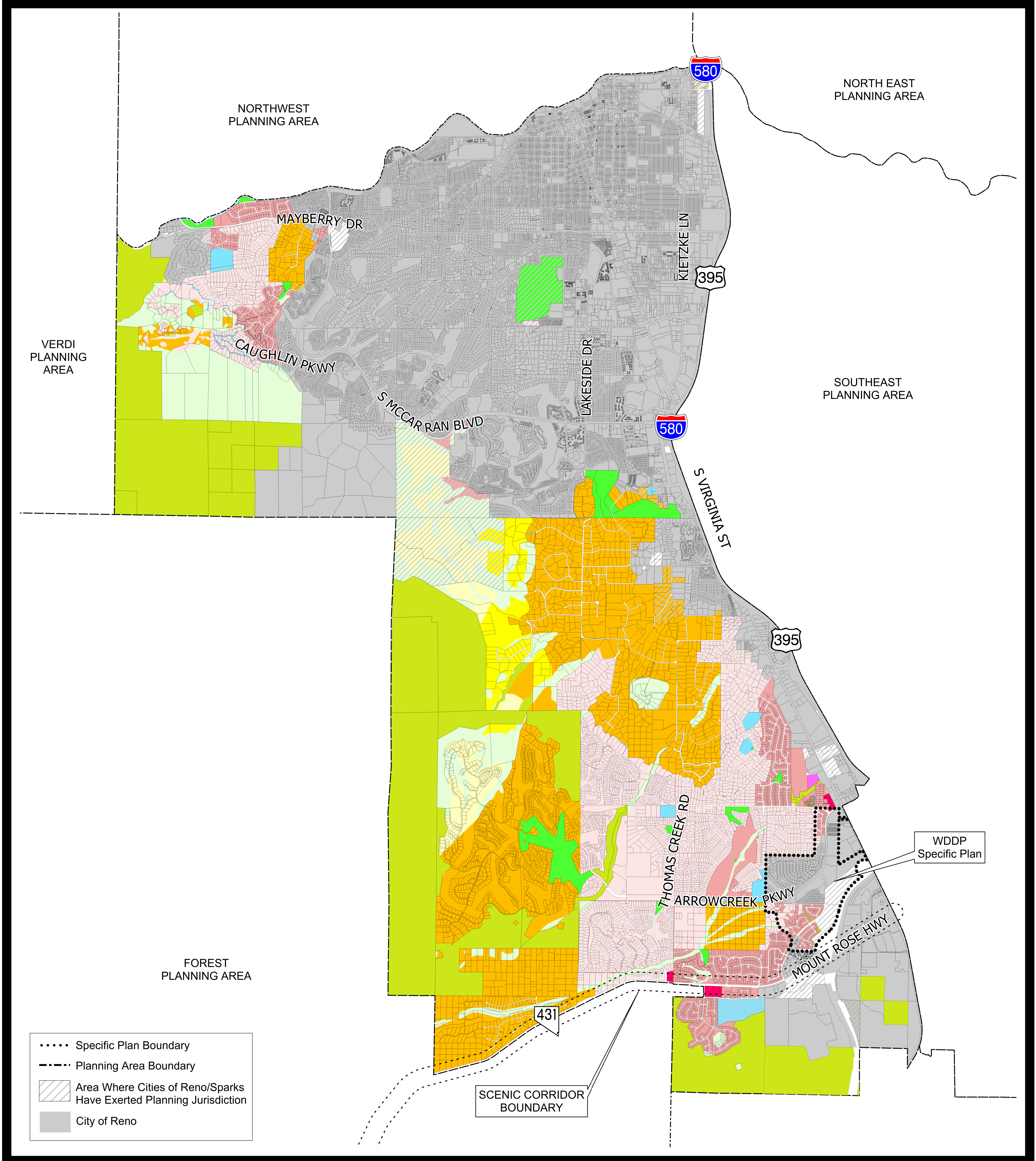
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Reno, Nevada 89512

(775) 328-3600



SOUTHWEST REGULATORY ZONE MAP

| | | | | | |
|--|---------------------------|--|--------------------------------|--|-----------------------------------|
| | LOW DENSITY RURAL | | HIGH DENSITY SUBURBAN | | INDUSTRIAL |
| | MEDIUM DENSITY RURAL | | LOW DENSITY URBAN | | PUBLIC AND SEMI-PUBLIC FACILITIES |
| | HIGH DENSITY RURAL | | MEDIUM DENSITY URBAN | | PARKS AND RECREATION |
| | LOW DENSITY SUBURBAN | | HIGH DENSITY URBAN | | OPEN SPACE |
| | LOW DENSITY SUBURBAN 2 | | GENERAL COMMERCIAL | | GENERAL RURAL |
| | MEDIUM DENSITY SUBURBAN | | NEIGHBORHOOD COMMERCIAL/OFFICE | | GENERAL RURAL RESIDENTIAL |
| | MEDIUM DENSITY SUBURBAN 4 | | TOURIST COMMERCIAL | | DRY LAKE/WATER BODY |

SOURCE: Planning and Development Division

PC Date: September 10, 2025

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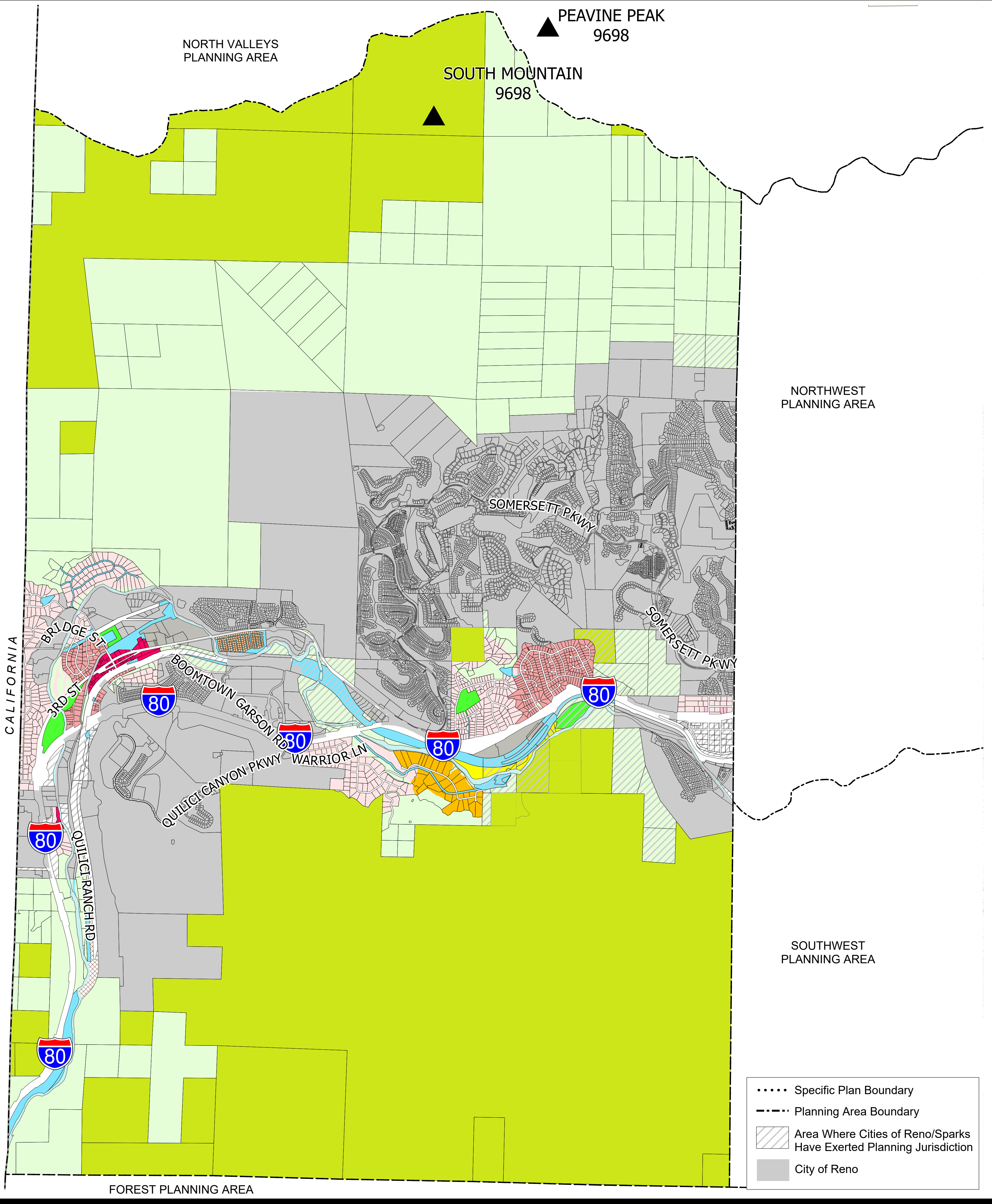
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..... Specific Plan Boundary
 - - - - - Planning Area Boundary
 Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
 City of Reno

VERDI REGULATORY ZONE MAP

| | | |
|---------------------------|--------------------------------|-----------------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | INDUSTRIAL |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | PARKS AND RECREATION |
| LOW DENSITY SUBURBAN | HIGH DENSITY URBAN | OPEN SPACE |
| LOW DENSITY SUBURBAN 2 | GENERAL COMMERCIAL | GENERAL RURAL |
| MEDIUM DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/OFFICE | GENERAL RURAL RESIDENTIAL |
| MEDIUM DENSITY SUBURBAN 4 | TOURIST COMMERCIAL | DRY LAKE/WATER BODY |

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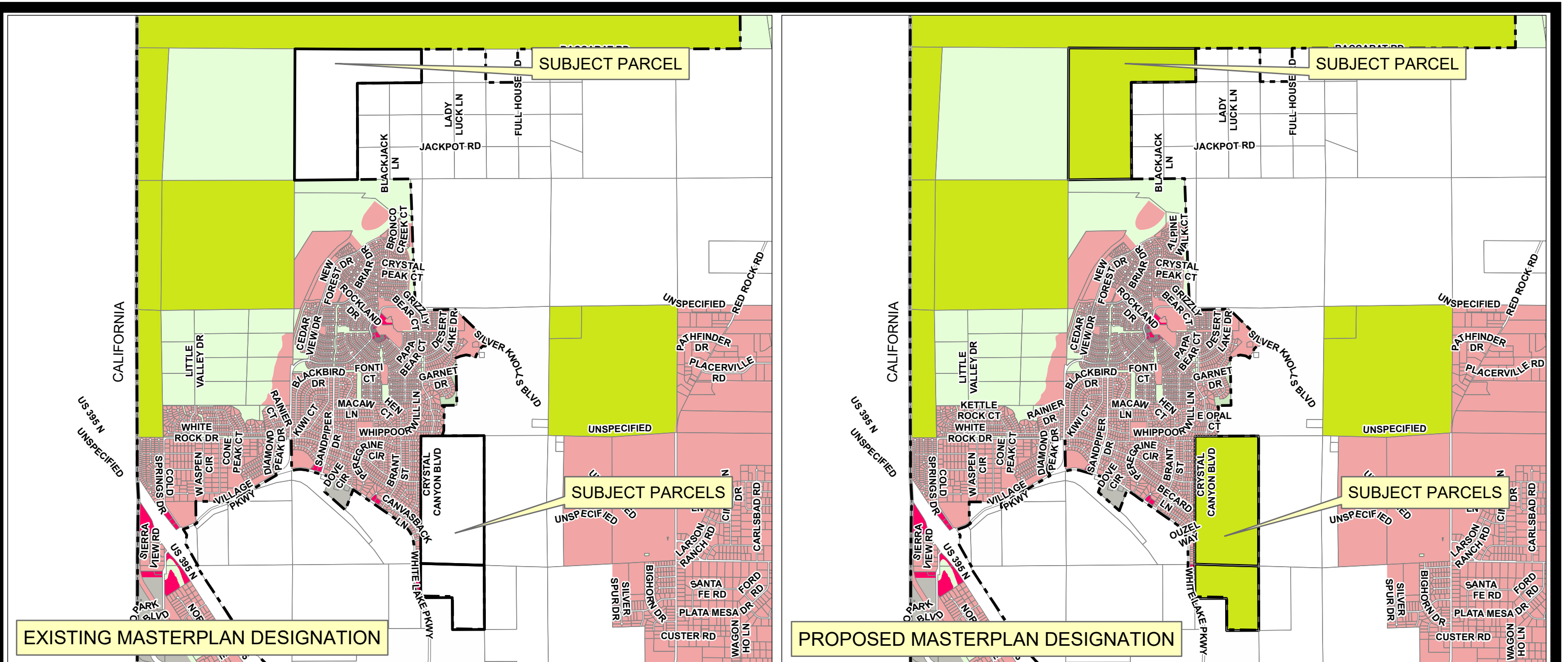
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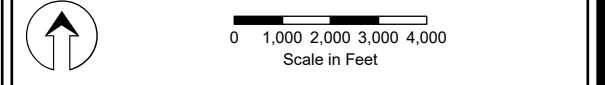
(775) 328-3600



Cold Springs Reno Sphere Of Influence Rollback WMPA25-0003

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

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**WASHOE COUNTY
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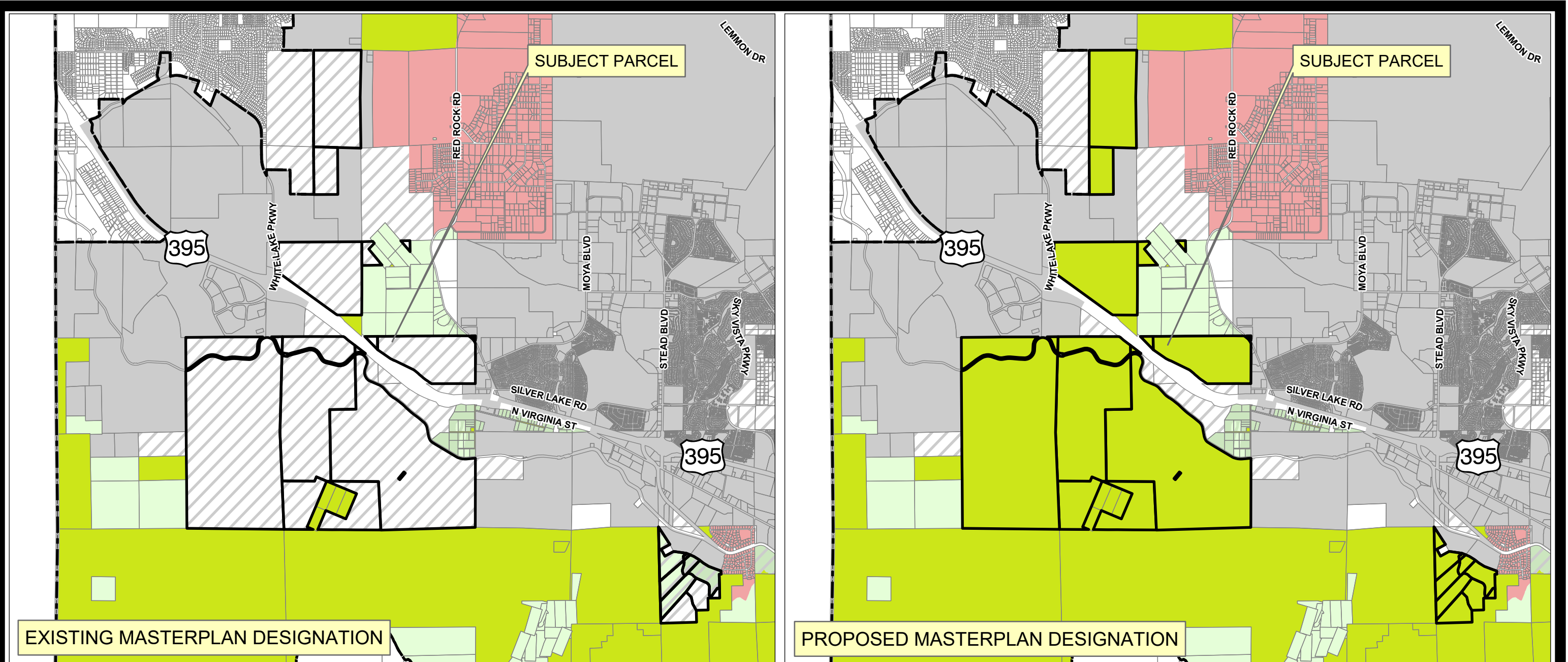
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Reno, Nevada 89512

(775) 328-3600

PC Date: September 10, 2025

SOURCE: Planning and Building Division

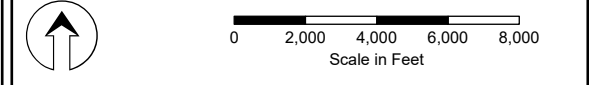
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North Valleys Planning Area Reno Sphere Of Influence Rollback WMPA25-0003

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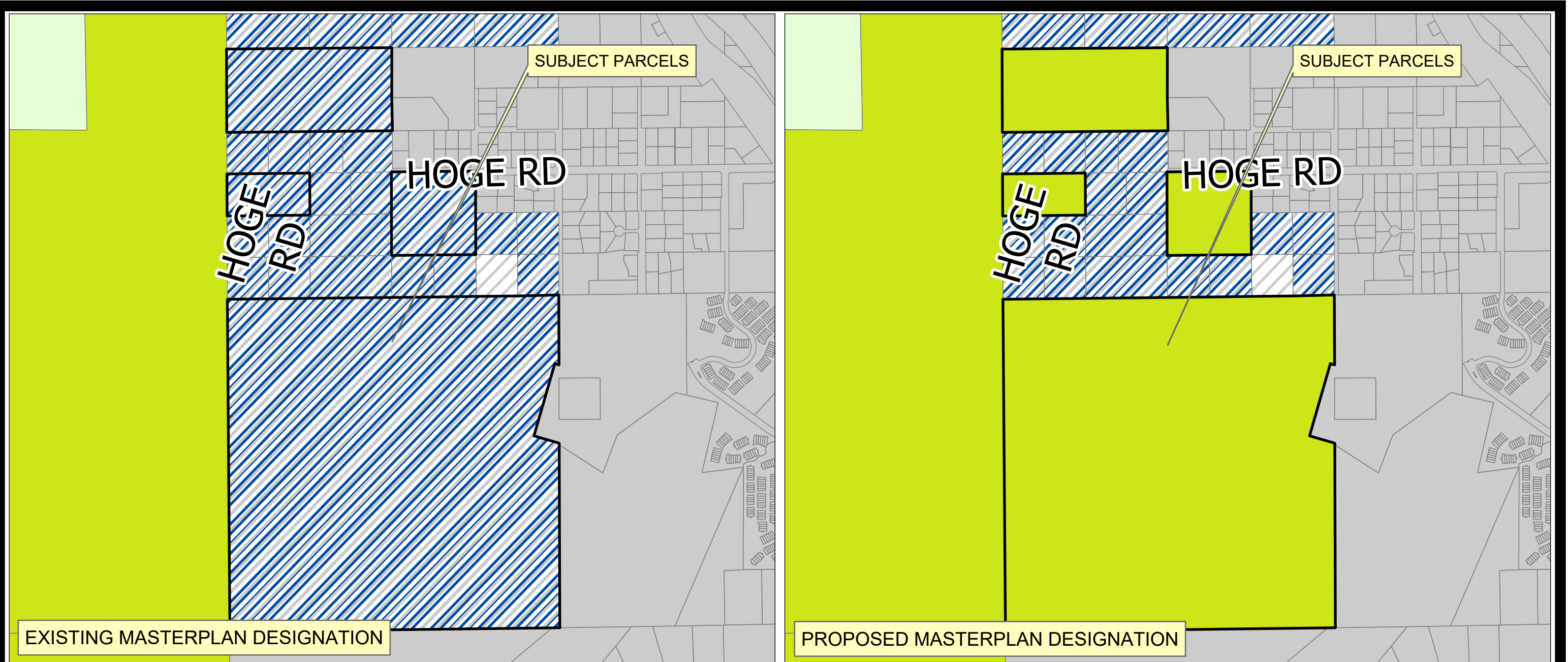
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NEVADA**
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SOURCE: Planning and Building Division








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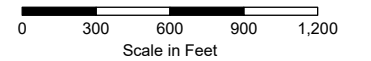
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**Northwest Planning Area
Reno Sphere Of Influence Rollback
WMPA25-0003**

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

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**Community Services
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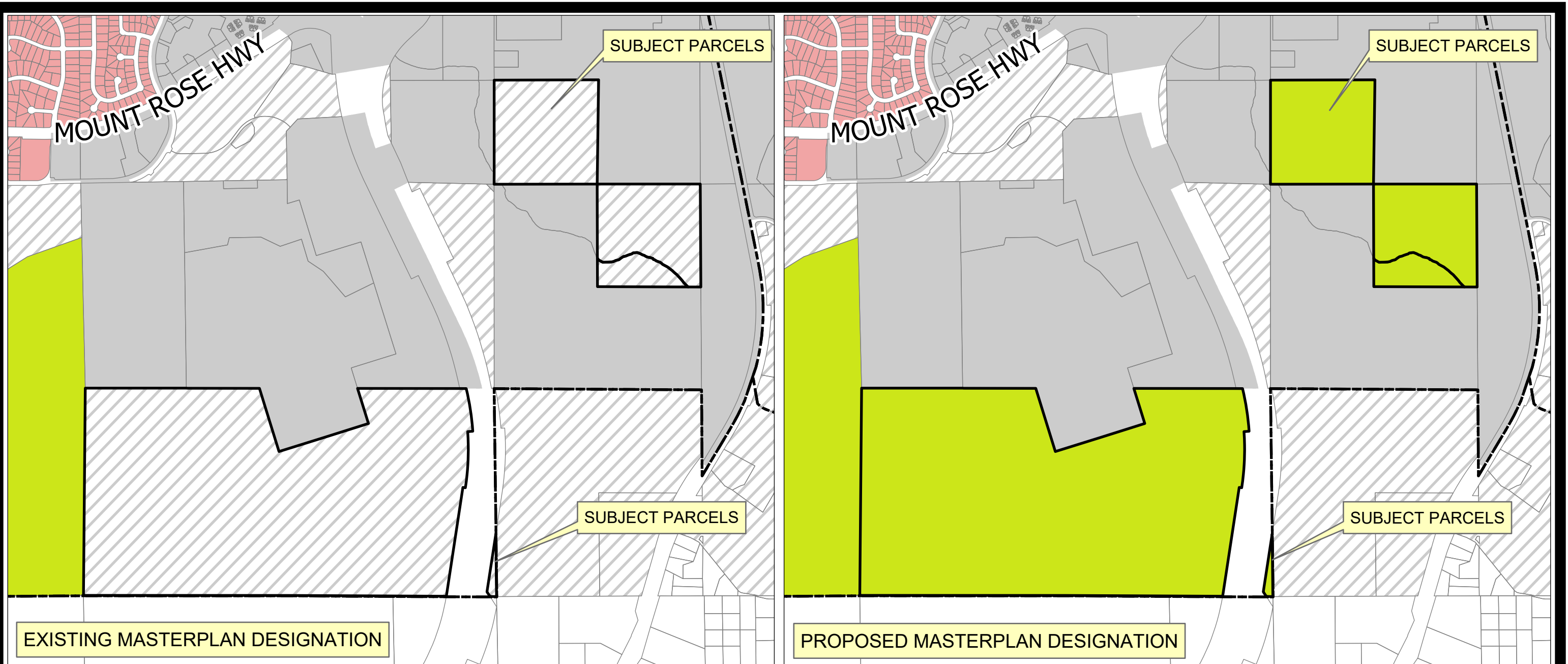
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






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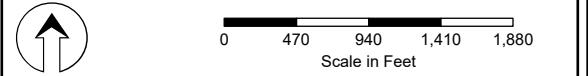
(775) 328-3600



**Southwest Planning Area
Reno Sphere Of Influence Rollback
WMPA25-0003**

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

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**Community Services
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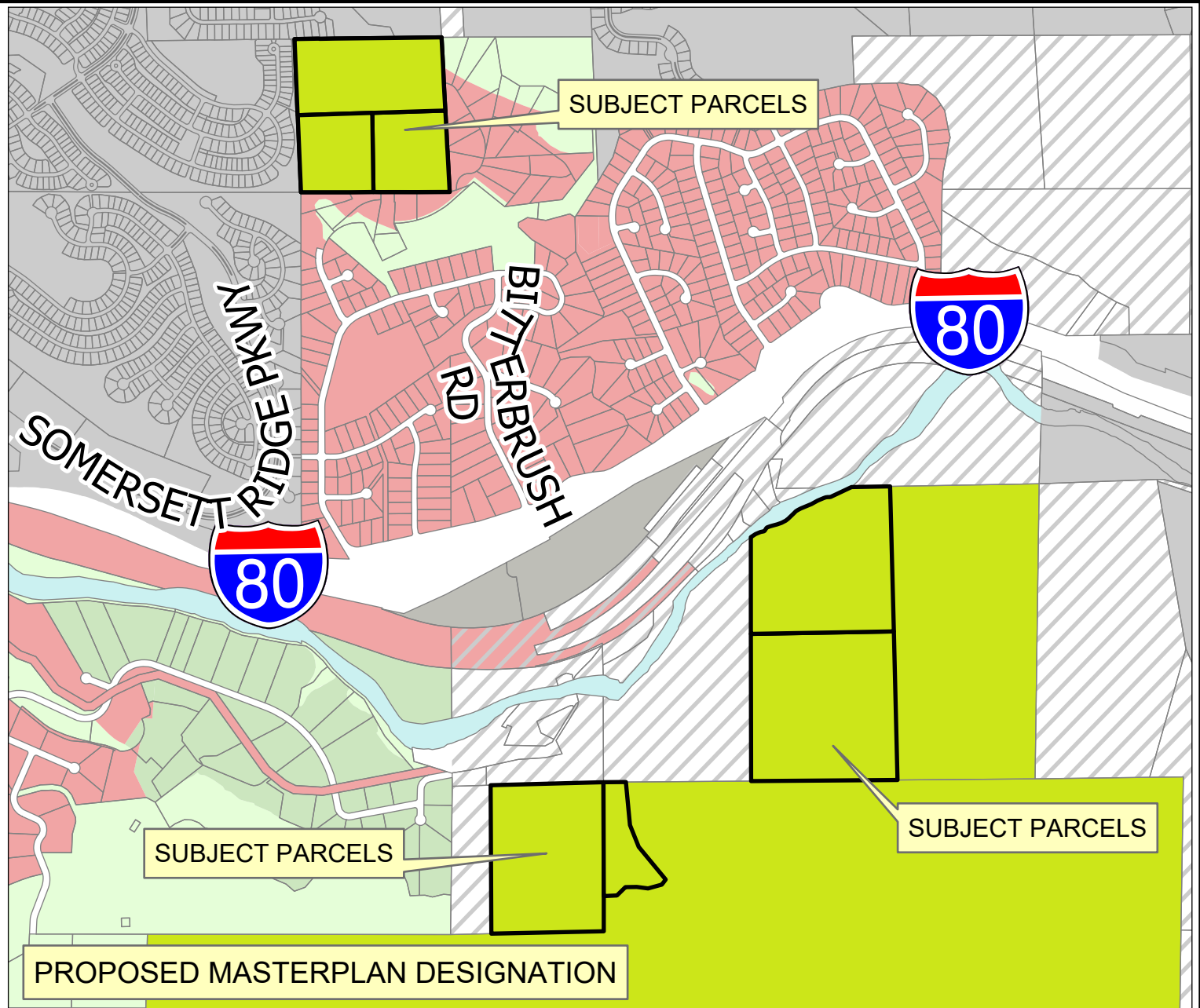
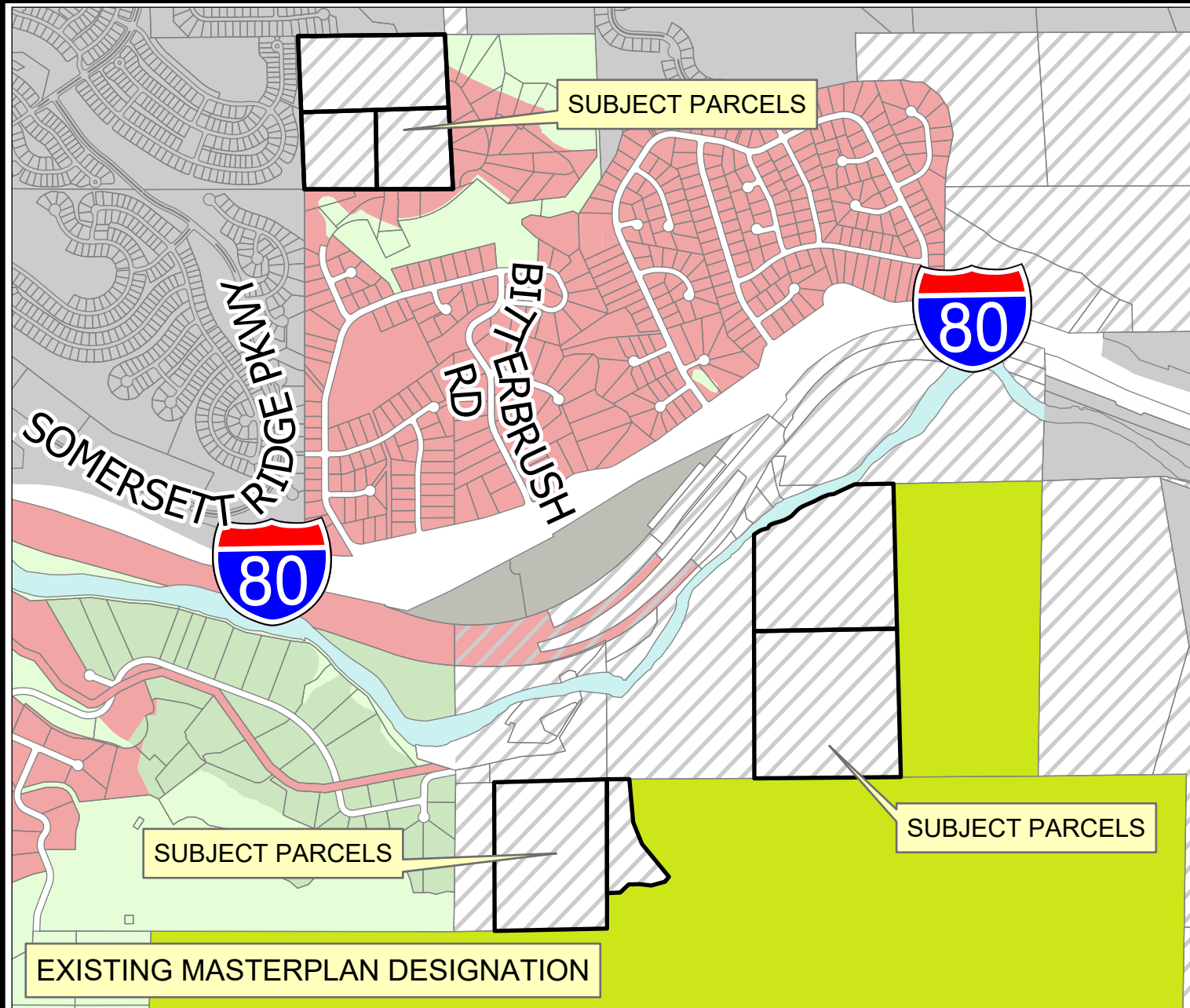
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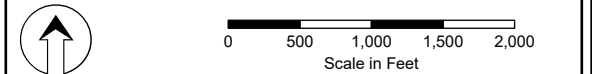
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Verdi Planning Area Reno Sphere Of Influence Rollback WMPA25-0003

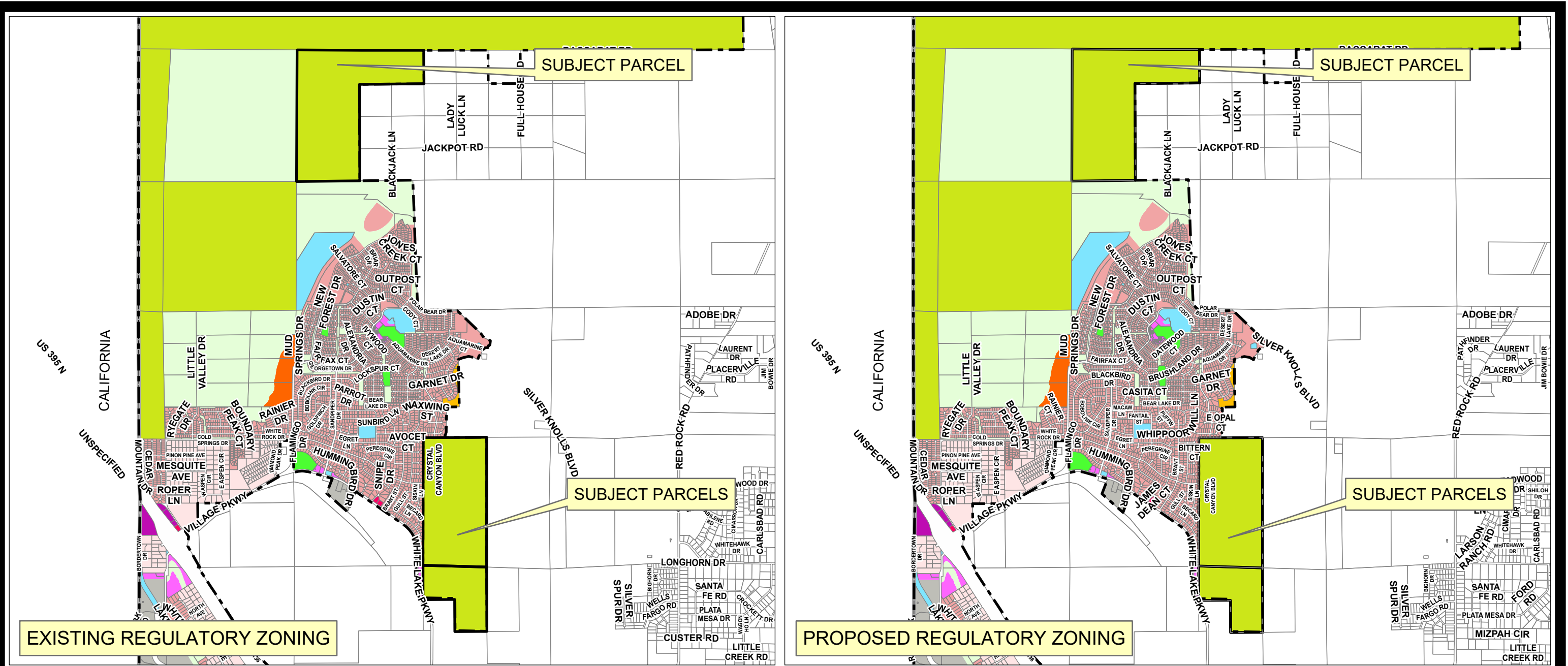
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| RURAL | COMMERCIAL |
| RURAL RESIDENTIAL | INDUSTRIAL |
| SUBURBAN RESIDENTIAL | OPEN SPACE |
| URBAN RESIDENTIAL | |

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**Community Services
Department**





Cold Springs Planning Area Reno Sphere Of Influence Rollback WRZA25-0004

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 Scale in Feet

Community Services
Department

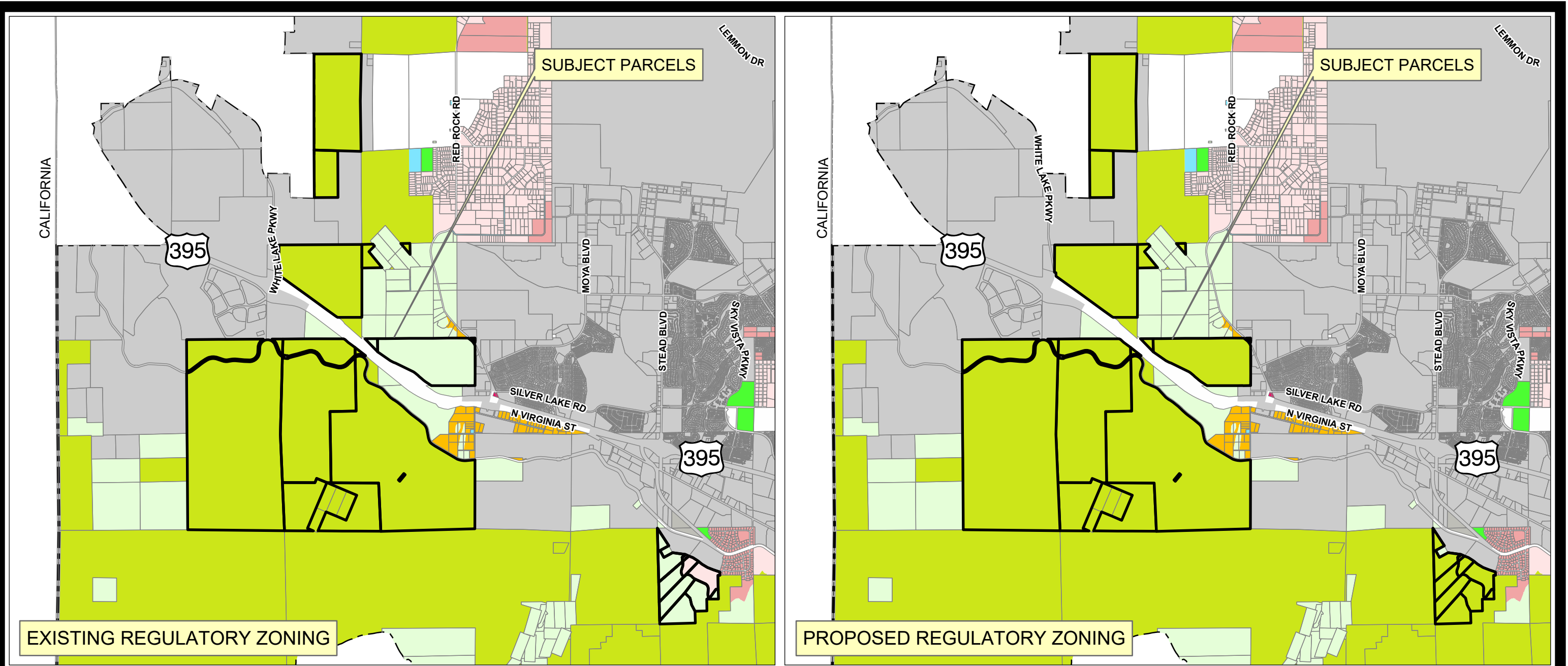
WASHOE COUNTY
NEVADA

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

SOURCE: Planning and Building Division

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PC Date: September 10, 2025



North Valleys Planning Area Reno Sphere Of Influence Rollback WRZA25-0004

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Scale in Feet

Community Services
Department

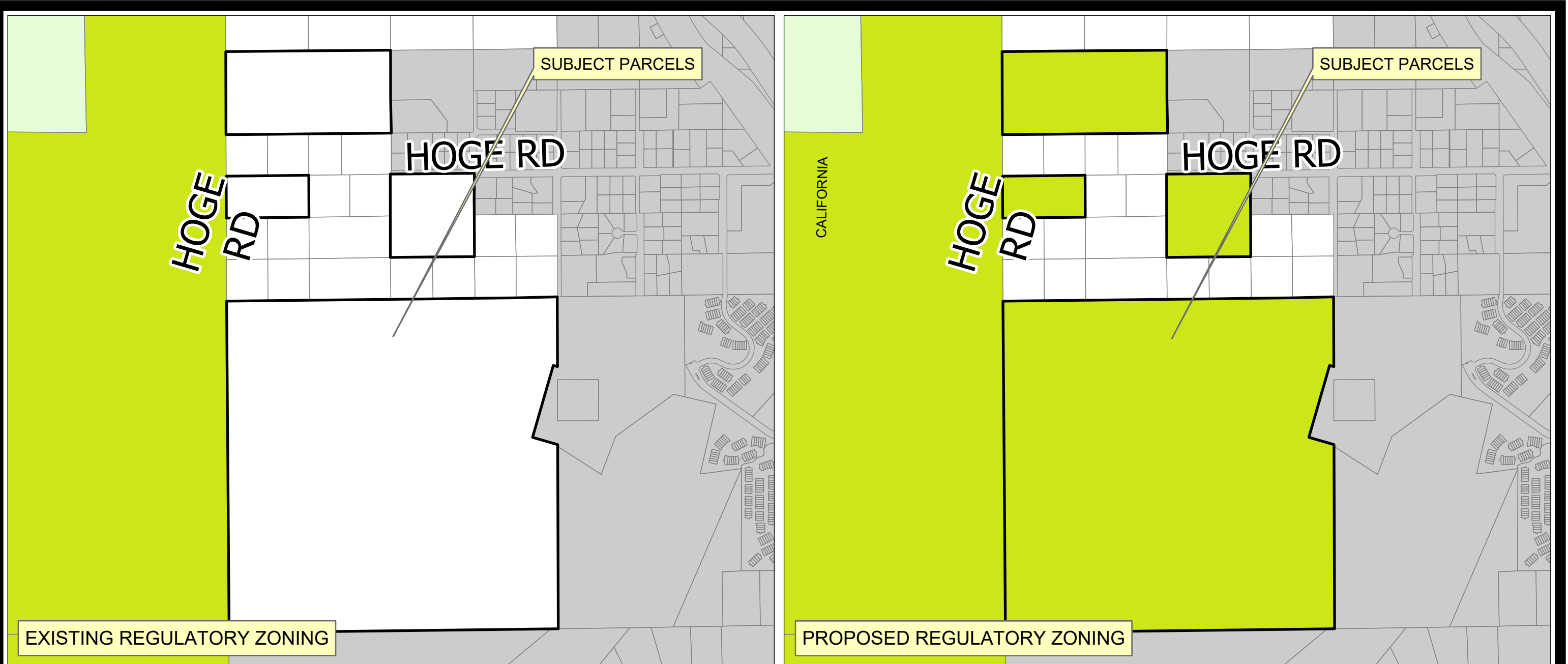
WASHOE COUNTY
NEVADA

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Reno, Nevada 89512 (775) 328-3600



















SOURCE: Planning and Building Division

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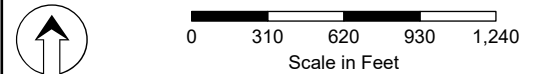
PC Date: September 10, 2025



Northwest Planning Area Reno Sphere Of Influence Rollback WRZA25-0004

- | | | | |
|--|---|---|--|
|  LOW DENSITY RURAL |  HIGH DENSITY SUBURBAN |  NEIGHBORHOOD/OFFICE COMMERCIAL |  PARKS AND RECREATION |
|  MEDIUM DENSITY RURAL |  LOW DENSITY URBAN |  TOURIST COMMERCIAL |  OPEN SPACE |
|  HIGH DENSITY RURAL |  MEDIUM DENSITY URBAN |  INDUSTRIAL |  GENERAL RURAL |
|  LOW DENSITY SUBURBAN / LDS2 |  HIGH DENSITY URBAN |  SPECIFIC PLAN |  GENERAL RURAL AGRICULTURAL |
|  MEDIUM DENSITY SUBURBAN / MDS4 |  GENERAL COMMERCIAL |  PUBLIC AND SEMI-PUBLIC FACILITIES |  WATER BODY/DRY LAKE |

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NEVADA**

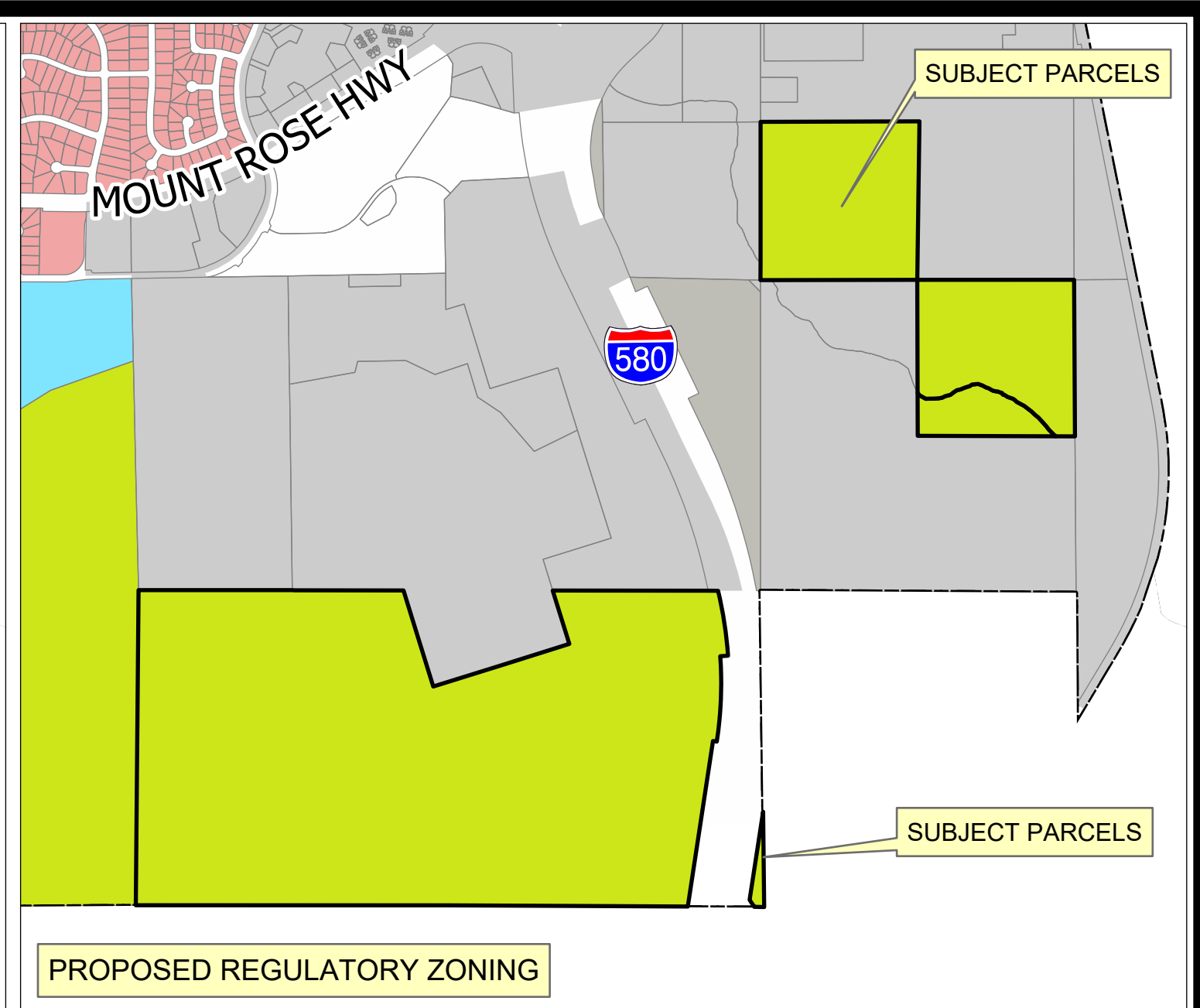
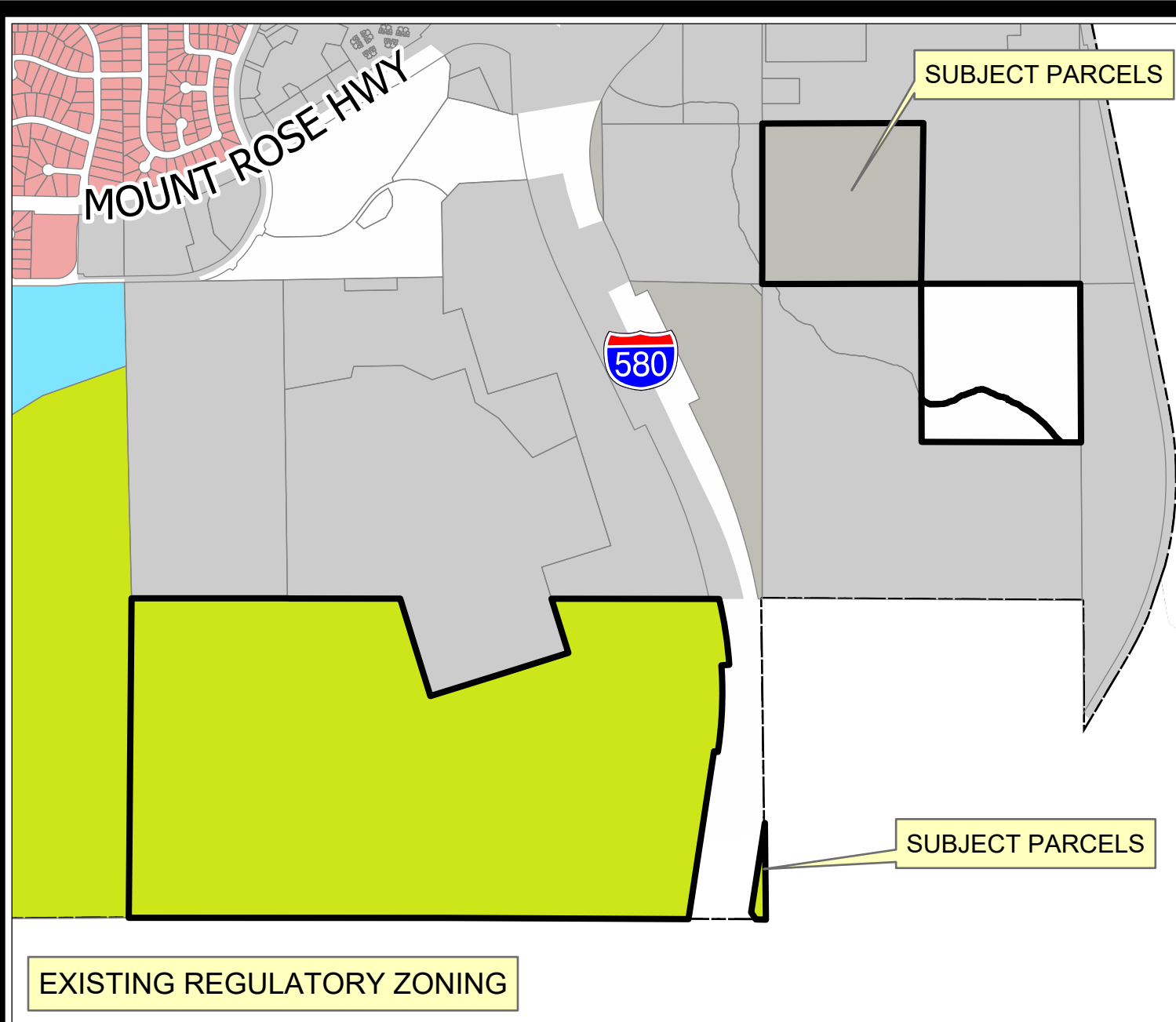
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Reno, Nevada 89512 (775) 328-3600



SOURCE: Planning and Building Division

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



















PC Date: September 10, 2025



EXISTING REGULATORY ZONING

PROPOSED REGULATORY ZONING

Southwest Planning Area Reno Sphere Of Influence Rollback WRZA25-0004

- | | | | |
|--|---|---|--|
|  LOW DENSITY RURAL |  HIGH DENSITY SUBURBAN |  NEIGHBORHOOD/OFFICE COMMERCIAL |  PARKS AND RECREATION |
|  MEDIUM DENSITY RURAL |  LOW DENSITY URBAN |  TOURIST COMMERCIAL |  OPEN SPACE |
|  HIGH DENSITY RURAL |  MEDIUM DENSITY URBAN |  INDUSTRIAL |  GENERAL RURAL |
|  LOW DENSITY SUBURBAN / LDS2 |  HIGH DENSITY URBAN |  SPECIFIC PLAN |  GENERAL RURAL AGRICULTURAL |
|  MEDIUM DENSITY SUBURBAN / MDS4 |  GENERAL COMMERCIAL |  PUBLIC AND SEMI-PUBLIC FACILITIES |  WATER BODY/DRY LAKE |

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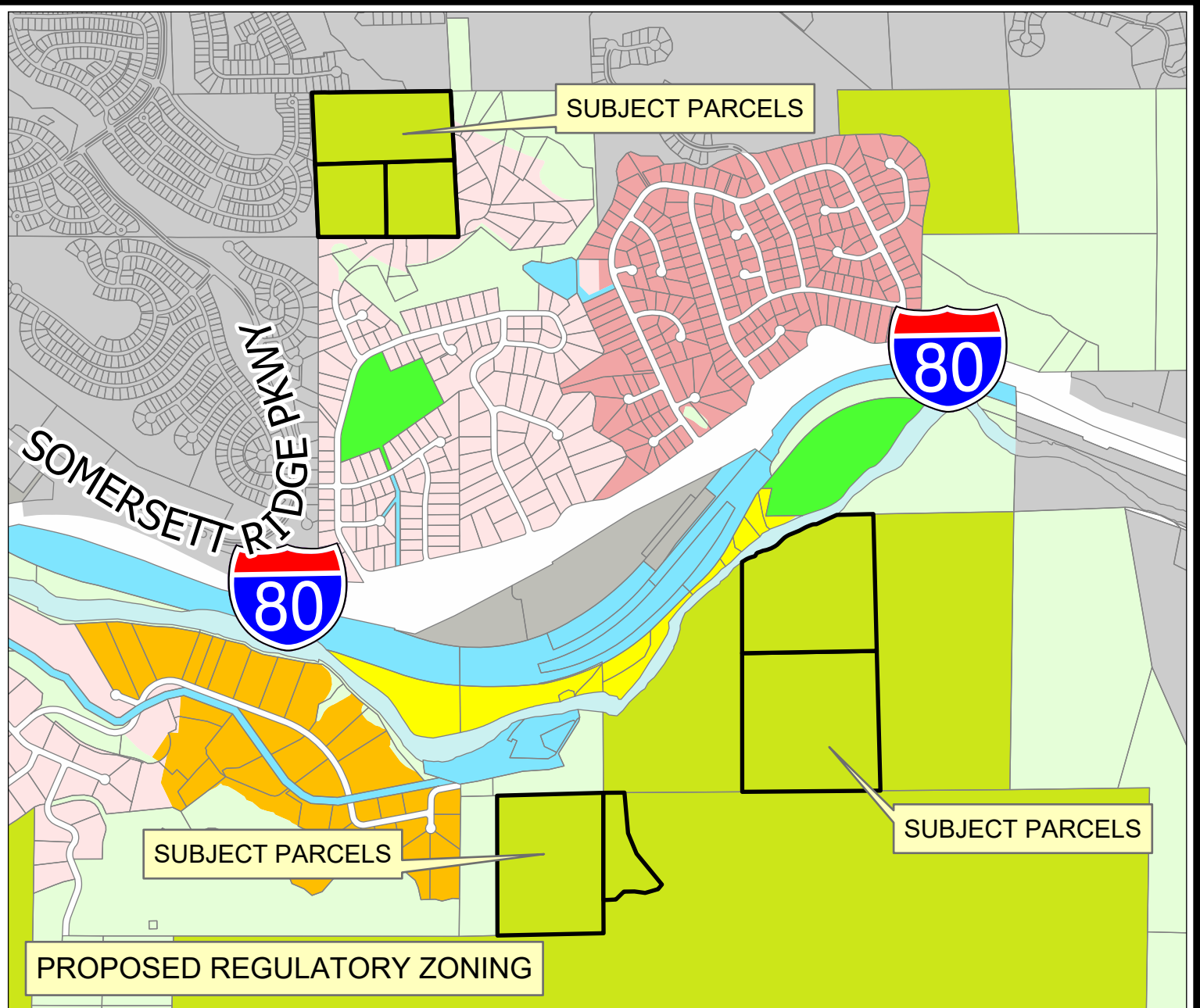
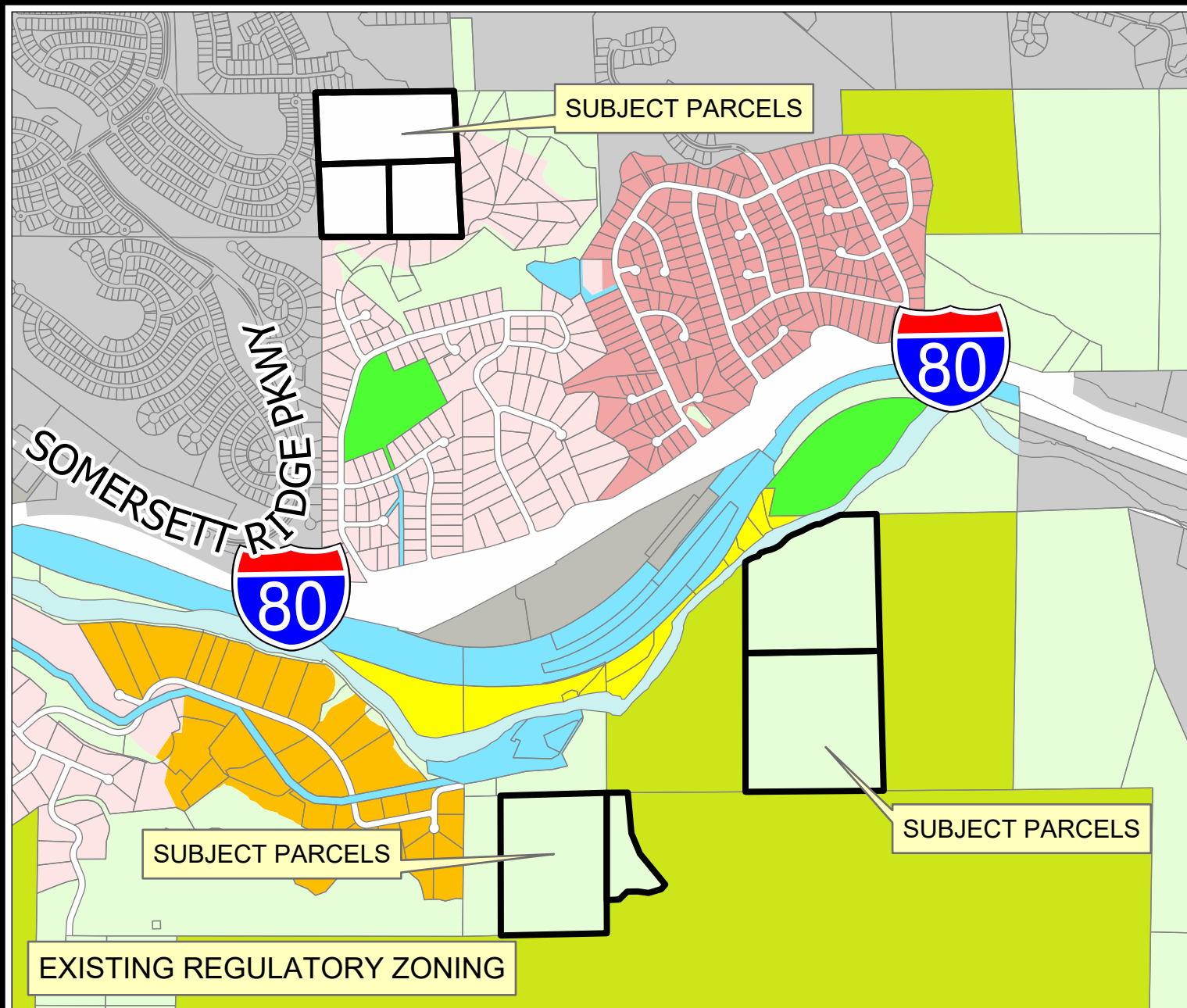


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



















PC Date: September 10, 2025

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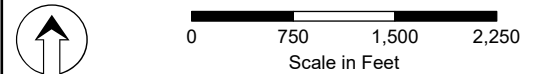
SOURCE: Planning and Building Division



Verdi Planning Area Reno Sphere Of Influence Rollback WRZA25-0004

- | | | | |
|--|---|---|--|
|  LOW DENSITY RURAL |  HIGH DENSITY SUBURBAN |  NEIGHBORHOOD/OFFICE COMMERCIAL |  PARKS AND RECREATION |
|  MEDIUM DENSITY RURAL |  LOW DENSITY URBAN |  TOURIST COMMERCIAL |  OPEN SPACE |
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SOURCE: Planning and Building Division

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PC Date: September 10, 2025

1001 E. Ninth St.
Reno, Nevada 89512

(775) 328-3600

Proposed Master Plan Amendments October 2025

Key:

Bold with Green Highlight = New language.

~~Strikeout with Grey Highlight~~ = Deletion.

Blue Highlight = Margin link addition.

Scheduled Additions from original adoption of Envision2040.

1. Include language detailing the Resort Services Area mechanism as outlined in the Regional Plan (TMRP Policy RF8)

Proposed Amendment: Located on Page 89 – Forest Planning Area. Adding new language to existing policy. Adding new margin link to **RP Policy RF8**.

Page LU Principle 4. Design communities and neighborhoods to create a strong sense of place.

Policy 4.1 Encourage design of industrial, commercial, and multifamily uses to contribute to the community's sense of place rather than detract from it.

Forest Policy. Support expansion and modernization of the services and facilities of the historic Mount Rose Ski area and the Mount Rose Resort Services Area. **The development code shall provide the detailed regulatory framework to ensure the standards of the Regional Plan regarding resort services areas are met.**

2. Include a policy that provides for the coordination and compatibility of land uses with each military installation in the region (TMRP Policy RF 10); and,
3. Include language addressing land use compatibility at a local level (TMRP Policy RF 11).

Proposed Amendment: Located on Page 37, Regional Form and Coordination Element. Adding new policy.

RFC Principle 1. Coordinate land use and growth decisions with local, regional, state, tribal, and federal partners.

1.1. Support development of reliable methods of communication to keep the region informed and engaged.

1.2. Seek opportunities to leverage County resources to advance the County's economic development strategy and Master Plan goals through creative public/private partnerships.

1.3. Coordinate with TMRPA, TMWA, WRWC, and the cities of Reno and Sparks regarding the Population Consensus Forecast to ensure sustainable water and wastewater resources and infrastructure.

1.4. Work with the GIDs within Washoe County to provide opportunities to communicate the unique challenges regional and local growth present to their efficient operation and fiscal sustainability.

1.5. Coordinate with the cities of Reno and Sparks to implement annexation and de-annexation protocols and administration of lands within the Sphere of Influence that ensure a transparent and efficient transition of land use opportunities.

1.6. Coordinate with WCSD on growth and new development as it relates to school capacity.

1.7 Coordinate with the cities of Reno and Sparks, regional and local military installations, and tribal authorities regarding matters of land use compatibility wherever land-uses interact across jurisdictional boundaries or otherwise impact the relevant agency.

4. Include language that specifically addresses natural slopes greater than 15 percent but less than or equal to 30 percent (TMRP Policy NR 6)

Proposed Amendment: Located on Page 51, Adaption and Resiliency Element. Add new language to existing policy. Adding new margin link to **RP Policy NR6**

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

- a. 1.1. Minimize development in areas with natural steep slopes **and ensure that technically and aesthetically appropriate standards are applied to development of slopes between 15% and 30%.**
- b. 1.2. Limit development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.
- c. 1.3. Ensure development within the WUI is consistent with industry best practices.
- d. 1.4. Update and implement the Wildfire Hazard Risk Assessment study and recommendations to guide management of wildfire hazards in urban interface areas.
- e. 1.5. Support riparian habitat and river channel restoration as an important component of overall flood management planning.

5. Remove references to the Reno-Stead Corridor Joint plan (TMRP Policy RC 3)

Proposed Amendment: Located on page 36, Regional Form and Coordination Element. Deleting language. Adding new language.

~~Washoe County also works with other local governments on joint planning ventures, specifically in the Reno-Stead area, University Farms and the southern portion of the Spanish Springs area. In these cooperative planning areas, the Washoe County master plan land use designation is used as a baseline for development and any changes to the master plan requires conformance review with the relevant joint plan.~~

In the past, Washoe county has worked with the cities of Reno and Sparks on a variety of joint planning ventures. While none of the regional jurisdictions are currently implementing or pursuing any joint plans as described in Nevada Revised Statute 278.02784 , Washoe County is committed to pursuing opportunities for coordination of land use plans and development decisions when appropriate.

6. Update and revise master plan land use designations as well as land use maps to align with Regional Land Designations (TMRP Policies RF 3 and RF 5)

Proposed Amendment: For a later effort.

Amendments for conformance with 2024 TMRP.

7. Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in your master or facilities plan. For cases that trigger regional conformance review, NRCA spatial interactions identified in TMRPA’s Initial Review Memorandum (IRM) should be addressed through the local development review process.

Proposed Amendment: Located on Page 47, Conservation of natural and Cultural Resources. Add new principle and new policy.

NCR Principle 10. Facilitate the use of the best available data when considering the impact of development on natural and cultural resources.

10.1 Development review for projects that require a finding of conformance with the Truckee Meadows Regional Plan shall utilize the Natural Resource Consideration Areas (NRCA) policy, map and data layers tool contained in that plan to identify spatial interactions between the project the natural resources available in the tool. The NRCA spatial interactions identified in TMRPA’s Initial Review Memorandum (IRM) should be addressed through the development review process.

8. Include policy that reference and/or utilizes the “Truckee Meadows Regional Trails Plan” (TM RTP), available at <https://www.tmparksfoundation.org/truckee-meadows-trails-initiative>, and promote the construction of trails and trailheads and the connectivity of trails with existing, planned, and proposed trails as identified in the TM RTP (TMRP Policy NR11)

Proposed Amendment: Located on Page 47, Conservation of Cultural and Natural Resources Element. Adding and deleting language in an existing policy.

NCR Principle 6. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.

- 6.1. Develop a major regional trail or corridor system that connects the peaks and ranges in southern Washoe County, as well as a network connecting parks and open space.
- 6.2. Prioritize building upon existing infrastructure in the development and connection of trail corridors and facilities.
- 6.3. Support neighborhood and roadway design to minimize speeding and increase safety for all users of the system.
- 6.4. Integrate interpretation and environmental education into regional parks and open space to communicate the region’s cultural heritage, natural history, and wildlife.
- 6.5. Work with partner agencies including TMRPA, WCD, NDOT, and RTC to support a collaborative approach to the creation of a network of parks, bikeways, greenbelts, recreational trails, multi-purpose corridors, and public facilities.
- 6.6. Utilize the Truckee Meadows **Regional Trail Plan (TM RTP)** in the development review process and **encourage promote the construction incorporation of trails, trial heads, and other improvements necessary to achieve the trail network described in the TM RTP.** of identified trail connections.

- 6.7. Require public access easements from subdivisions that are adjacent to public lands.
- 6.8. Pursue long-term funding opportunities for acquisition, development, and maintenance of parks, trails, open space, and other recreational facilities

9. Include a policy that references and/or utilizes the “Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows.” Available at: <https://washoecountycleanwater.org/> and promote awareness and consideration of critical source water protection areas as identified in the above referenced plan.

Proposed Amendment: Located at page 71, Public Facilities and Services Element. Adding language to an existing policy.

PFS Principle 1. Cooperatively manage water resources for long-term sustainability

1.4 Continue to work with the Nevada Division of Environmental Protection (NDEP), TMWA, TMRPA, and Northern Nevada Public Health (NNPH) to implement the *2020 Integrated Source Water and 319 (h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows* to preserve and enhance available water supplies, and address known and potential threats to water quality, **and promote awareness and consideration of critical source water protection areas as identified in the plan.**

| | Scheduled additions and 2024 TMRP conformance items | TMRP Policies to be Addressed | Addition Timeframe | Schedule |
|----|---|--|--------------------|---------------------|
| 1. | Include language detailing the Resort Services Area mechanism as outlined in the Regional Plan | RF 8 | Short term | Spring 2025 |
| 2. | Include a policy that provides for the coordination and compatibility of land uses with each military installation in the region. | RF 10 | Short term | Spring 2025 |
| 3. | Include language addressing land use compatibility at a local level | RF 11 | Short term | Spring 2025 |
| 4. | Include language that specifically addresses natural slopes greater than 15 percent but less than or equal to 30 percent as outlined in Regional Plan Policy NR 6 | NR 6 | Short term | Spring 2025 |
| 5. | Remove references to the Reno-Stead Corridor Joint plan | RC 3 | Short term | Spring 2025 |
| 6. | Update and revise master plan land use designations as well as land use maps to align with Regional Land Designations | RF 3, RF 5 | Long Term | TBD in coordination |
| 7. | <p>– Natural Resource Consideration Areas:– Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in your master or facilities plan. For cases that trigger regional conformance review, NRCA spatial interactions identified in TMRPA’s Initial Review Memorandum (IRM) should be addressed through the local development review process.</p> <p>Suggestions – Utilize the NRCA tool for all development reviews, not just Regional cases.</p> | NR 4 - Available on pages 105-106 Requirements | | |

| | | | | |
|-----------|--|--|--|--|
| <p>8.</p> | <p>Requirements – Include policy that reference and/or utilizes the “Truckee Meadows Regional Trails Plan” (TM RTP), available at https://www.tmparksfoundation.org/truckee-meadows-trails-initiative, and promote the construction of trails and trailheads and the connectivity of trails with existing, planned, and proposed trails as identified in the TM RTP.</p> <p>Suggestions – Utilize TM RTP for all development reviews not just Regional cases.</p> | <p>NR 11 - Regional Trails: Available on page 107</p> | | |
| <p>9.</p> | <p>Requirements – Include policy that reference and/or utilizes the “Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows.” Available at: https://washoecountycleanwater.org/ and promote awareness and consideration of critical source water protection areas as identified in the above referenced plan.</p> <p>Suggestions – Utilize the “Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows,” for all development reviews, not just Regional cases.</p> | <p>NR 15 – Source Water Protection and Watershed Management: Available on pages 108-109</p> | | |