



**Community Services Department
Planning & Building Division**

Master Plan Cold Springs Area Plan



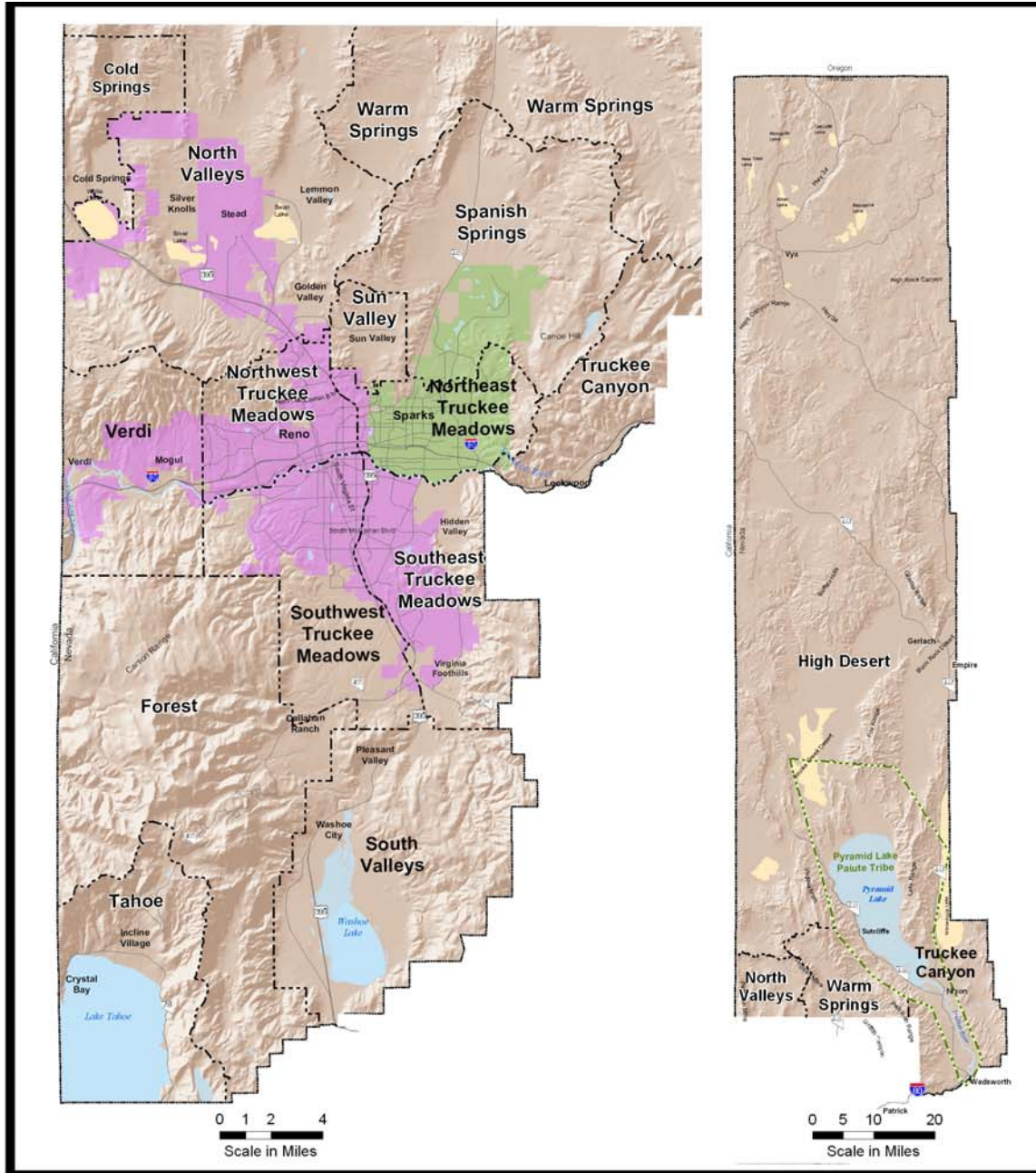
**Community Services Department
Planning & Building Division**

**Master Plan
Cold Springs Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. If you have a copy of the Washoe County Master Plan notebook, please place this behind the Cold Springs Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

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

THIRD PRINTING, SEPTEMBER 2010



WASHOE COUNTY PLANNING AREAS

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

Source: Community Services

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Scale Bars are shown below each map

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Date: June 2008

Contents

	Page
Acknowledgments	v
Introduction	1
Vision	2
Character Statement	2
Vision and Character Management	8
Land Use	8
Goal One	8
Policies	8
Goal Two	10
Policies	10
Transportation	18
Goal Three	18
Policies	18
Scenic/Recreational/Cultural Resources	20
Goal Four	20
Policies	20
Goal Five	21
Policies	21
Goal Six	21
Policies	22
Natural Resources	24
Air Resources	24
Goal Seven	24
Policies	24
Land Resources	24
Goal Eight	24
Policies	24
Goal Nine	25
Policies	25
Water Resources – Flooding	26
Goal Ten	26
Policies	26
Water Resources – Supply/Wastewater	26
Goal Eleven	26
Policies	26

	Page
Water Resources – Quality	28
Goal Twelve	28
Policies	28
Goal Thirteen	28
Policies	28
Plan Maintenance	29
Goal Fourteen	29
Policies	29
Appendix A – Maps	A-1
Character Management Plan	A-3
Development Suitability	A-5
Master Plan	A-7
Public Services and Facilities Plan	A-9
Recreational Opportunities Plan	A-11
Streets and Highways System Plan	A-13
 List of Figures	
Figure 1: Hydrographic Basins	28
 List of Tables	
Table 1: Planned Land Use	6
 List of Photos	
Photo 1: White Lake Playa Aerial Photo	2
Photo 2: Industrial Development	3
Photo 3: “Old” Cold Springs Equestrian Influence	3
Photo 4: “Old” Cold Springs	4
Photo 5: Woodland Village Development	4
Photo 6: Public Lands Access and Use	5
Photo 7: Public Land Access Point	9
Photo 8: Vertical Mixed-Use	11
Photo 9: Vertical and Horizontal Mixed-Use	11
Photo 10: Step Down Architecture Example	12
Photo 11: Equestrian Character	13
Photo 12: Drought Tolerant Landscaping	14
Photo 13: Fencing and Lot Design Comparison	15
Photo 14: Non-Residential Design Guidelines	15

Photo 15: Preferred Non-Residential Design Features	16
Photo 16: Gateway to Cold Springs Valley	16
Photo 17: Heinz Ranch	17
Photo 18: Potential Alternate Travel Routes/Access	20
Photo 19: Open Ditches and Pedestrian Use Conflicts	22
Photo 20: Local Roundabout Examples	24
Photo 21: Bitterbrush	26

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Introduction

This plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved in the Cold Springs Valley over time. The plan also responds to a citizen-based desire to establish the Cold Springs Valley as a separate and distinct planning area within unincorporated Washoe County. Prior to the adoption of this plan, the Cold Springs Valley was part of the *North Valleys Planning Area*, a large planning area that also included Lemmon Valley, Golden Valley, Antelope Valley, and other areas north of Stead. The residents of Cold Springs Valley, which is technically defined as the area within the Cold Springs hydrographic basin, felt there were issues unique to the valley that deserved to be addressed by a master plan specific to the area. For example, natural resource management (particularly water supply), geographic isolation from other areas in the North Valleys, and the jurisdictional boundaries of the Cold Springs Citizen Advisory Board (CAB) were all cited as reasons for establishing a separate master plan and land use policies for the Cold Springs Valley.

Based on direction from the Washoe County Planning Commission and the Washoe County Board of County Commissioners, the Department of Community Development conducted a series of public workshops and stakeholder interviews to identify the distinguishing characteristics and unique issues associated with the Cold Springs community. The result of these workshops and interviews has been the development of a comprehensive vision for the Cold Springs community that identifies an existing and desired community character. The Cold Springs Area Plan is designed to implement, preserve, and enhance this community vision and character.

The Cold Springs Area Plan will act as a guide for the Board of County Commissioners, the Washoe County Planning Commission, and the community on matters of growth and development within the Cold Springs planning area. The plan outlines the existing pattern of development and provides a guide for growth that will respect, enhance, and implement the desired community character. The plan recognizes critical conservation areas, establishes existing and future land use and transportation patterns, and identifies current and future public services and facilities needs. This plan is consistent with Nevada Revised Statutes, Sections 278.150 to 278.230, inclusive, and other related sections. Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the Cold Springs community will maintain and apply objective standards and criteria that serve to manage growth and development in Cold Springs in a manner that:

- Respects the rural heritage of the area by preserving scenic quality and providing adequate land for large lot rural development (e.g. the Little Valley Road area);
- Respects and manages existing and future suburban character;
- Respects private property rights;
- Provides a range of housing opportunities and densities;
- Provides and maintains open space and recreational opportunities;
- Provides local services and employment opportunities; and
- Ensures that growth is kept in balance with natural resources and infrastructure.

The boundary and jurisdiction of the planning area (i.e. the Cold Springs Area Plan) roughly follows the ridgelines that form the Cold Springs hydrographic basin, *but excludes areas now within the jurisdiction of the City of Reno, such as the White Lake Playa*. Although parts of the Cold Springs Valley are no longer contained within the unincorporated planning jurisdiction, these areas are nonetheless an integral part of the community and will be discussed throughout this plan, particularly in regard to community character. U.S. 395 North generally bisects the Cold Springs Valley. Two interchanges (exit 80 and 83) along this portion of the highway provide freeway access to the planning area. Village Parkway and White Lake Parkway (formerly known as Reno Park Blvd.) are the primary local access roads to the most developed parts of the valley.

Vision

To be a balanced and diverse community that offers a range of lifestyles and economic opportunities while respecting the private property rights, unique character, and natural resources of the Cold Springs Valley.

Character Statement

Located approximately 20 miles north of downtown Reno in scenic Cold Springs Valley, the Cold Springs planning area is characterized by a series of ridgelines surrounding a large intermittent playa lakebed known as the White Lake Playa. A seasonal lake of varying size forms on the White Lake Playa representing a major landmark and important community identifier for the Cold Springs community. The built environment in the Cold Springs Valley can be characterized as in transition from rural to more typical suburban uses. Rural and suburban residential development of varying lot size is scattered throughout the planning area. Existing commercial and industrial development is generally small and locally owned. Open space and scenic views abound and the population, while growing, is not burgeoning.

Photo 1: White Lake Playa Aerial Photograph



A 2004 aerial photograph of the White Lake Playa and surrounding development in the Cold Springs Valley. Exit 80 is pictured in the lower right hand corner.

Over time, the community of Cold Springs has evolved from its rural roots in ranching, mining, and open spaces into an area of mixed suburban, rural, and non-residential land uses. Although the community is now predominately a residential community, there are commercial and industrial developments within the boundaries of the plan area. Commercial development, including tourist commercial, is primarily located near the Bordertown exit (i.e. exit 83) and along Village and White Lake Parkway. Industrial development is generally located near the railroad tracks along the western border of the plan area, with some additional industrial land use along White Lake Parkway (e.g. Reno Truss Co.).

Photo 2: Industrial Development



Industrial development along the railroad tracks in west Cold Springs.



Industrial development along White Lake Parkway on the northern edge of the playa.

Residential development of varying density and type surrounds the northern half of the White Lake Playa and extends into the northern portion of Cold Springs Valley. Initial residential subdivision in the valley established a land use pattern of small 5-acre and 1-acre lot subdivisions. These areas were, and continue to be, characterized by equestrian uses and small-scale livestock activities.

Photo 3: “Old” Cold Springs Equestrian Influence



Equestrian character on 1-acre lots in “old” Cold Springs.

Sporadic large lot parcel maps followed these initial subdivisions until the 1970s when several new subdivisions established a change in the residential land use pattern to predominantly 1/3-acre lots and density, a land use pattern that has been perpetuated ever since in the Cold Springs Valley. In the 1980s and 1990s, additional 1/3-acre lot subdivisions were platted rounding out what is commonly referred to as “old” Cold Springs. Although technically considered suburban in terms of density, “old” Cold Springs has a more rural feel in terms of use and development standards. For example, open ditches, gravel driveways, little or no street lighting, boarding of horses, and a mix of manufactured and stick built homes characterize much of this area.

Photo 4: “Old” Cold Springs



Open ditches, gravel driveways, and little or no street lighting characterize this street in “old” Cold Springs.



1/3-acre lots with manufactured and stick built homes in “old” Cold Springs (at the intersection of White Lake Pkwy. and Crystal Canyon Blvd.).

In 2000, a large common open space development similar to a planned unit development was approved representing yet another change in the areas land use pattern, although overall density remained consistent with adjacent, traditional 1/3-acre lot and block subdivision. This development, now known as “Woodland Village,” includes a small commercial “town center,” a school site, three parks, and athletic fields surrounded by approximately 2,028 residential lots laid out in a circular pattern. Spokes of open space connect the town center to surrounding residential lots and provide pedestrian/bicycle access to the town center. Because Woodland Village is a common open space development, actual lot sizes are smaller than 1/3-acre, but as noted above, the overall project density remains at three dwelling units per acre. The Woodland Village project, which has its own patrol force, Village Planning Association, and Conditions, Covenants, and Restrictions (CC&Rs), is often referred to as “new” Cold Springs. *Build out of this community will contribute significantly to the future character of northern Cold Springs.*

Photo 5: Woodland Village Development



2004 Aerial photograph of the Woodland Village development under construction. The project was approximately half completed at the time of this photo. Note the circular pattern of development. The future town center site is located in the middle of the graded area.

Located at an elevation of approximately 4,928 feet, open space, public land, and mountains surround the Cold Springs Valley. Distinguishing natural features include the intermittent White Lake Playa, wetlands, springs, dark night skies with bright stars, open public lands, historic ranching areas, unique rock outcroppings, and the surrounding mountains and ridgelines. The ridgelines that surround the Cold Springs Valley form the Cold Springs Hydrographic Basin. Typical of the basin and range topography found throughout Nevada, the Cold Springs Hydrographic Basin is a “closed” basin, meaning that all hydrology remains within the basin by collecting in low lying areas (in Cold Springs this primarily occurs on the White Lake Playa).

These natural resources represent important community identifiers that contribute significantly to the community character and overall quality of life in the area. Surrounding public lands owned and managed by both the Bureau of Land Management (BLM) and the United States Forest Service (USFS) are of particular importance to the community and offer an abundance of recreational activities ranging from off-road vehicle use to wildlife viewing. It is extremely important to the community that access to these areas be preserved; however, the continued accommodation of all users and activities will require careful management to avoid resource degradation and negative impacts to residents.

Photo 6: Public Lands Access and Use



An access point to federal public lands in the Granite Hills. This access point is located off of Crystal Canyon Blvd.



This water tank located on BLM property has become an attractive site for indiscriminate off-road vehicle use. Resource degradation and negative impacts to adjacent residents can result from such use, requiring additional land use management.

Based on the 2000 Census data, the people of Cold Springs can generally be characterized as predominantly white and middle class. In the year 2000, the Cold Springs Valley had a total population of 3,834 persons. Approximately 90% of these residents reported a race of white alone. The second largest race reported was Hispanic or Latino at 4.4% of the population. The median age in Cold Springs was 35.2 and approximately 69% of the population was over the age of 18, 7% over the age of 62, and 10% were between the ages of 10-14. Average household size is 2.91 persons per household. Single mothers represented nearly 8% of all households. Over 95% of the housing units in Cold Springs were occupied with approximately 92% of these units being owner occupied. Median household income in the Cold Springs area (i.e. Census Tract 26.07, Block Groups 1 and 2) was \$52,622 (in 1999 dollars), which was \$10,628 above the national median household income of \$41,994. It is interesting to note that households west of Sandpiper Drive (i.e. in Block Group 1) had a median household income \$12,000 lower than households east of Sandpiper Drive, indicating a fairly significant income difference between these portions of the Cold Springs community (build-out of the Woodland Village project will likely produce a third income difference/level in the area).

By March of 2006, the population of Cold Springs had grown to approximately 8,738 persons, representing significant growth over the 2000 Census. This pace of growth is expected to

continue in the short term future as approved residential projects continue to build out, but then taper off as the community approaches resource and land constraints. Based on currently available resources and planned land uses, the population of the unincorporated area of Cold Springs is projected to reach 11,378 persons by 2025. The Cold Springs Area Plan contains adequate vacant commercial (including tourist commercial) and industrial land use to accommodate adequate services and some employment opportunities for these existing and future residents. Should imported water become available within the planning area, additional population growth, services, and employment opportunities may be possible.

Over the next 20 years, the Cold Springs planning area will continue to experience and accommodate suburban development of moderate density (e.g. 3 dwelling units per acre or less) along with the development of small scale local serving commercial uses. The plan also envisions the continuation and addition of small-scale industrial uses that will offer employment opportunities and economic diversity. Large lot rural alternatives will also continue to be provided in the Little Valley Road area, existing residential areas west of the highway, and possibly in areas north of the Woodland Village community (see the Cold Springs Master Plan map). Table 1 below lists how many acres of each Regulatory Zone are within the Cold Springs Area Plan.

Table 1: Planned Land Use

Regulatory Zone (Land Use Designation)	Acres
Low Density Suburban (1 du/acre) (LDS)	403
Medium Density Suburban (3 du/acre) (MDS)	1,363
General Commercial (GC)	3
Neighborhood Commercial/Office (NC/O)	36
Tourist Commercial (TC)	19
Industrial (I)	173
Public and Semi-Public Facilities (PSF)	130
Parks and Recreation (PR)	35
Open Space (OS)	10,611
General Rural (GR)	1,677
Total	14,450

Notes: Abbreviations are as follows: du = dwelling unit. Figures have been rounded. All acreages are net and do not include water bodies or dedicated public roadways. The acreages as shown are approximate.

Source: Washoe County Department of Community Development.

The distribution of land uses, design review, land use policies, and the provision of public facilities and infrastructure will implement the desired community character over the 20-year planning horizon. The plan establishes a suburban community water and sanitary sewer service area where municipal level services will be provided and a rural service area where municipal level services will not be provided. Suburban residential development and supporting commercial services and employment opportunities will be directed to the suburban community water and sanitary sewer service area. Low-density residential and other land use alternatives suitable to more remote areas will be directed to the rural service area. The majority of industrial acreage will be located near the rail corridor along the western boundary of the plan area. Commercial uses will generally be located along portions of Cold Springs Drive, portions of Village Parkway and White Lake Parkway, and in the town center of the Woodland Village subdivision.

Core community areas of existing and planned suburban development, together with the suburban community water and sanitary sewer service area, will be known as the Cold Springs Suburban Character Management Area (CSSCMA). This area will contain all commercial and industrial land use designations as well as all residential densities greater than one unit per five

acres. *The CSSCMA will be the designated growth area in the unincorporated area of Cold Springs Valley.* Municipal level services will only be provided within the CSSCMA. Commercial land uses in the CSSCMA will be aimed at providing services and employment opportunities to the local community and not the greater region. The provision of increased employment and commercial opportunities will help to diversify the area's tax base and help reduce the length of trips for services and employment. Industrial and commercial uses will incorporate building design and site development best practices to mitigate potential negative impacts to existing community character.

Community areas of existing and planned *rural* development, together with the rural service area, will be known as the Cold Springs Rural Character Management Area (CSRCMA). All land in the planning area outside of the CSSCMA will be part of the CSRCMA. The CSRCMA is not planned for significant growth and services. *This area will comprise the majority of open space lands, public lands, large lot (low density) residential development, trails, wildlife habitat, and other typical rural land uses.* The preservation and implementation of rural areas, trails, open space, access to public land, improved park facilities, and other recreational amenities will conserve and enhance the quality of life for all Cold Springs residents. The existing and desired community character will be implemented through these character management tools.

Vision and Character Management

Land Use

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

Policies

- CS.1.1 The Cold Springs Character Management Plan map (CSCMP) shall identify the Cold Springs Suburban Character Management Area (CSSCMA) and the Cold Springs Rural Character Management Area (CSRCMA).
- CS.1.1.1 All Regulatory Zones, as defined by the Washoe County Master Plan and Development Code, are permitted within the Cold Springs Suburban Character Management Area (CSSCMA).
- CS.1.1.2 The General Commercial, Neighborhood Commercial, Tourist Commercial, and Industrial Regulatory Zones must be located within the Cold Springs Suburban Character Management Area (CSSCMA).
- CS.1.1.3 Any residential land use more dense than one dwelling unit per five acres (1du/5 acres) must be located within the Cold Springs Suburban Character Management Area (CSSCMA).
- CS.1.1.4 The following Regulatory Zones are permitted within the Cold Springs Rural Character Management Area (CSRCMA): General Rural (GR – One unit per 40 acres); Low Density Rural (LDR – One unit per 10 acres); Public/Semi-public Facilities (PSP); Parks and Recreation (PR); and Open Space (OS).
- CS.1.2 Federal public lands within the planning area are an integral part of the Cold Springs community character. In addition, these lands are highly valued by the Cold Springs community for their recreation, wildlife, aesthetic, and resource values.
- CS.1.2.1 Thousands of acres of federal public land within the plan area have been designated as Open Space to help protect critical wildlife habitat and other natural resources. These lands, therefore, are not suitable for development and should not be considered for disposal into private ownership unless it is necessary to remedy an immediate public, health, or safety concern.
- CS.1.2.2 Public land with an Open Space regulatory zone designation, regardless of future ownership and jurisdiction, shall not be converted to a more intensive use (i.e. receive a more intense regulatory zone designation, such as Commercial) unless the use conversion is necessary to remedy an immediate public, health, and/or safety concern, OR all of the following findings can be demonstrated:
- No other developable land exists to accommodate the intended/needed use;
 - Wildlife habitat will not be adversely affected by the intensified use potential;
 - Sustainable water resources exist to serve the intensified use potential;

- d. Adequate sewer resources exist to serve the intensified use potential;
- e. Sensitive plant and animal species, as defined by Nevada Revised Statutes (NRS) and the Nevada Natural Heritage Program (NNHP), will not be adversely affected by the intensified use potential;
- f. Archeological and cultural resources will not be adversely affected by the intensified use potential, as determined by the State Historic Preservation Officer (SHPO) and/or surveys conducted by qualified professionals;
- g. Service capacity for police, fire, emergency medical, and schools exists and can accommodate the intensified use potential without lowering level of service (LOS) standards; and,
- h. Level of service standards for the entire planning area (e.g. transportation facilities, response times, etc.) will be maintained.

CS.1.2.3

Maintaining and providing access to federal public lands shall be a high priority and will be perpetuated through a variety of mechanisms, including but not limited to: recognizing and retaining existing easements, securing new or improved easements, implementation of legal provisions relating to designated *Presumed Public Roads*, consultation with public land agencies and land use/management plans, and eminent domain. Property owners situated along *Presumed Public Roads* that provide historical access to federal public lands shall not block access along these roadways unless an alternative access route has been provided.

Photo 7: Public Lands Access Point

Existing access point to federal public lands located on the southern tip of APN 087-010-40. This access should be perpetuated if and when development of the property occurs.

- CS.1.2.4 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and United States Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on the environment and residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- CS.1.3 Work with the Bureau of Land Management (BLM) and United States Forest Service (USFS) to develop joint management plans which address land use and recreation needs.
- CS.1.3.1 Encourage the BLM to retain all lands under their jurisdiction not scheduled for disposal in a management plan.
- CS.1.3.2 Management plan objectives shall be consistent with BLM's established land use plan, consider access and roadway management, determine compatible recreational uses on lands to be retained, and consider uses for those lands scheduled for disposal.

Goal Two: Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.

Policies

- CS.2.1 Washoe County Code Section 110.208.00 (*Article 208, North Valleys Area*) sets forth specific development regulations that supplement and implement policies of the Cold Springs Area Plan. These development regulations address land use, landscaping, signage, architecture, building height, water rights dedication requirements, and water and sewer connection requirements.
- CS.2.1.1 To encourage economic development, redevelopment, and increased employment opportunities, uses established in the Tourist Commercial regulatory zone are exempt from the building height provisions set forth in Washoe County Code Section 110.208.30. The height limits set forth for the Tourist Commercial regulatory zone in Washoe County Code Section 110.406.05, Table 1 shall apply.
- CS.2.1.2 To encourage mixed-use development, uses established in the Neighborhood Commercial regulatory zone within the Woodland Village town center are exempt from the building height provisions set forth in Washoe County Code Section 110.208.30. The height limits set forth for the Neighborhood Commercial regulatory zone in Washoe County Code Section 110.406.05, Table 1 shall apply.
- CS.2.2 Mixed-use development, as defined by the *Land Use and Transportation Element*, and redevelopment in certain portions of the CSSCMA is encouraged, particularly within the town center of Woodland Village and in areas west of the highway. The following mixed-use development policies are intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing

balance, and to provide for necessary community services, the following policies, incentives, and design standards shall apply:

CS.2.2.1 Neighborhood Commercial regulatory zones in the Cold Springs Area Plan are intended to accommodate mixed-use development. Buildings with neighborhood-serving retail, office space, and other uses on the ground floor and residential units above the nonresidential space (vertical mixed-use) are encouraged in these zones. Both attached and detached horizontal mixed-use, as defined by the *Land Use and Transportation Element*, are also encouraged.

Photo 8: Vertical Mixed-Use



A local example of a mixed-use building with office space on the ground floor and residential units above. Parking is provided to the side and rear of the building.

CS.2.2.2 Multi-family and single-family *attached* residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal. A *vertical* mix of commercial and residential uses within the same building is encouraged. If *horizontal* mixed-use is proposed, building(s) incorporating commercial uses, and/or the building(s) closest to the primary street frontage, shall be considered the principal building(s). **Single family *detached* residential shall not be allowed in Neighborhood Commercial (NC) regulatory zones.**

Photo 9: Vertical and Horizontal Mixed-Use



An example of both vertical and horizontal mixed-use buildings on the same site. These buildings contain office space on the ground floor with residential space above.



Mixed-use buildings and courtyard to the rear of the buildings pictured at left, which are along the arterial street frontage.

- CS.2.2.3 To address potential compatibility issues, uses exceeding two stories in height shall be sited as far as possible from adjacent single-family detached residential uses and/or regulatory zones. If necessary, and provided adequate pedestrian space is maintained, building footprints for such uses may encroach into the required front yard, side yard, and/or set back to be closer to the primary commercial street frontage and farther away from adjoining single-family detached residential uses. A step down design that decreases building height as proximity to adjacent residential increases is also encouraged (see Photo 10).

Photo 10: Step Down Architecture Example



Although this example would have benefited from the inclusion of windows or other transparency, the building provides a simple graphic example of step down architecture.

- CS.2.2.4 Mixed-use developments that exhibit the physical design characteristics of pedestrian-oriented, storefront-style shopping are encouraged, particularly in the town center area of Woodland Village. *Development proposals meeting these design characteristics shall receive heightened consideration for modification of parking standards as discussed in Policy CS.2.2.5(a).*
- CS.2.2.5 Successful implementation of mixed-use development may involve varying currently adopted parking standards designed to regulate single use development. The following guidelines are intended to address potential parking regulation conflicts that may arise during review of a mixed-use development proposal:
- a. Per Washoe County Code section 110.410.35 *Modification of Standards*, the Director of Community Development may modify parking requirements in cases where strict application of parking requirements would be insufficient or excessive due to the unusual nature of the proposed use. In such instances, the Director may consider the existence of special transit incentives and services, car pooling programs, and significant use of pedestrian and bicycle access. *Per this policy, the Director may also consider mixed-use development as a special circumstance for modifying parking requirements.* Decisions of the Director under these circumstances may be appealed pursuant to Development Code Article 808, *Administrative Permits*.

- b. On-street parking for mixed-use developments is encouraged, particularly if the design characteristics discussed in policy CS.2.2.4 are proposed.
- c. Off-street parking for mixed-use developments should be located either to the rear of the principal building, within the building(s), or shared with other uses.
- d. Building(s) incorporating commercial uses within a mixed-use development shall be considered the principal building. Principal buildings should be located and oriented as close as possible to the primary commercial street frontage (or other equivalent public space), while maintaining at least eight (8) feet of pedestrian right-of-way.
- e. Off-street parking adjacent to residential zoning districts shall be screened, as defined by Washoe County Code section 110.902.15.

CS.2.2.6 Mixed-use developments must be proposed and approved as a unified project and integrate the following pedestrian-oriented features:

- a. At least eight (8) feet of pedestrian right-of-way along the primary street frontage to accommodate features such as sidewalks, landscaping, benches, outdoor seating for dining, public art, and other pedestrian oriented amenities.
- b. Building facades fronting pedestrian right-of-way shall include clear windows that allow views of indoor space or product display areas. Windows shall be used to break up and avoid long sections of blank wall fronting pedestrian right-of-way.
- c. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

CS.2.3 The existence of livestock and the potential for accompanying noise, dust, and odor in the Low Density Suburban (LDS) and General Rural (GR) regulatory zones are part of the existing community character within the Cold Springs planning area. Development within and adjacent to these regulatory zones should be compatible with this character. Prospective residents in or adjacent to these regulatory zones should be advised of this existing character by production homebuilders (e.g. through disclosure statements), real estate agents, and community development staff.

Photo 11: Equestrian Character



Equestrian character in Cold Springs pictured above. Such uses can generate odor, dust, and noise, but are a traditional part of the community character in Cold Springs.

- CS.2.4 Dark night skies are an important part of the Cold Springs community character. To help preserve this character, outdoor-lighting must be consistent with best practice “dark-sky” standards. The use of streetlights will be minimized to the extent feasible while meeting minimum health and safety regulations.
- CS.2.5 Whenever feasible, new homes shall be located and constructed in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- CS.2.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- CS.2.7 Landscape designs for new development will emphasize the use of native and/or drought tolerant vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.
- CS.2.7.1 Where landscaping is required in yards adjoining streets, residential subdivisions shall offer at least two (2) options for drought tolerant (i.e. climate adaptive) and native type landscaping.
- CS.2.7.2 Large expanses of turf shall be discouraged, except for necessary use in parks and recreational facilities. The use of treated effluent shall be used whenever feasible for irrigation of large turf areas.

Photo 12: Drought Tolerant Landscaping



Local examples of native and drought tolerant landscaping in front yards.

- CS.2.8 To avoid long, continuous sections of solid fencing along street frontages, especially collectors and arterials, subdivision design should avoid platting large numbers of continuous linear lots with back yards and fences directly abutting the public right of way (see Photo 13). This design approach not only creates a “tunnel” effect, but can also result in maintenance problems, graffiti, and illegal access issues. If this design situation cannot be avoided, the following shall be required:
- a. Fences may not exceed six (6) feet in height and shall be set back at least fifteen (15) feet from the edge of pavement or right-of-way, whichever is greater;
 - b. Fences shall employ offsetting articulation every other section;
 - c. Fences shall be either open (e.g. split rail) or (if not open) constructed of materials other than wood and metal, such as block masonry, brick, or stucco; and,

- d. The creation of a Home Owners Association will be encouraged (for unified maintenance of common area and fencing).

Photo 13: Fencing and Lot Design Comparison



The fencing and lot design shown at left along this arterial should be avoided. The open fencing and/or open space set back shown at right is preferred.

CS.2.9 Non-residential development shall incorporate best practice design guidelines to mitigate potential visual and natural resource impacts. At a minimum, articulation to break-up long, blank walls (particularly on large concrete tilt-up buildings), complete screening of roof mounted HVAC equipment, low impact development (LID) techniques, and transparency (e.g. windows) shall be incorporated into development projects.

Photo 14: Non-Residential Design Guidelines



Long blank sections of wall on non-residential development should be broken up by articulation, transparency, and landscaping, and should not be oriented to front (i.e. be visible) arterial and collector streets.

Photo 15: Preferred Non-Residential Design Features



Simple design features can be used to create articulation and transparency.



Outdoor eating areas and façade improvements, such as awnings, can be used to create both visual interest and a mix of uses.

CS.2.10 Prevent future suburban residential subdivisions from locating residences directly adjacent to major highways or railroad easements. Effective shielding and buffering will be planned to provide noise abatement with health and safety precautions.

CS.2.11 Although the area was annexed in 2005 and is now subject to the land use authority of the City of Reno, the agricultural and vacant lands located in the southern portion of Cold Springs Valley are an important part of the overall Cold Springs community character. Of particular importance are the scenic foothills located along the northern flanks of Peavine Mountain and the pass between Granite Peak and Peavine Mountain (a.k.a. Dry Lake Summit) where U.S. 395 enters the valley (see Photo 16).

Photo 16: Gateway to Cold Springs Valley



“Gateway” to the Cold Springs Valley as viewed looking south from existing development. U.S. 395 is in the center of the picture with the flanks of Peavine Mountain to the right and the Granite Hills to the left.

The area around the pass serves as a “gateway” to the Cold Springs Valley, as does the Bordertown area, and is highly visible from all developed portions of Cold Springs. The residents of Cold Springs have cited these areas as important community identifiers and have expressed concern about potential development impacts. *Washoe County urges the City of Reno, through the following policies, to responsibly plan this area in a manner that will preserve scenic, recreational, and natural resources to the greatest extent possible.*

- CS.2.11.1 Prior to annexation of the respective properties, a visioning process was conducted with the Cold Springs Citizen Advisory Board, property owners, and other residents that resulted in a conceptual future land use strategy. A primary component and compromise element of this strategy proposed retaining a portion of the historic and scenic Heinz Ranch as working pasture land in exchange for increased development opportunities elsewhere on ranch property should imported water resources become available. The City of Reno is urged to respect this community compromise by not approving intense development in this particular area.

Photo 17: Heinz Ranch



Irrigated pasture land on the Heinz Ranch below Peavine Mountain.

- CS.2.11.2 Any non-residential development approved by the City of Reno in the Cold Springs Valley should incorporate best practices design guidelines to mitigate potential visual and natural resource impacts. At a minimum, articulation to break-up long blank walls on concrete tilt-up buildings, complete screening of roof mounted HVAC equipment, low impact development (LID) techniques, and transparency should be incorporated into such development projects.
- CS.2.11.3 A designated *Presumed Public Road*, based on action by the Board of County Commissioners (BCC) per NRS 405.195, runs through the Heinz Ranch and provides historic access to public lands on the northern flanks of Peavine Mountain (see the Recreational Opportunities Plan map). This road alignment and public land access, although it is likely to be relocated within the property to accommodate development plans, should be perpetuated so that public access to Peavine Mountain from the Cold Springs Valley is preserved.
- CS.2.11.4 The residents of Cold Springs have repeatedly expressed a desire for a recreational and/or interpretive trail around the White Lake Playa. As of the drafting of this plan, nearly all of the White Lake Playa had been annexed by the City of Reno. *To address this long-standing community input, Washoe County has*

incorporated this trail system and amenities into the District 2A Park District Master Plan and urges the City of Reno to support its inclusion as part of development proposals adjacent to the White Lake Playa (see the Recreational Opportunities Plan map for reference and potential trail alignments). The City of Reno Open Space and Greenways Plan provides excellent design examples and guidance to implement such features along playa and wetland resources.

- CS.2.11.5 Large-scale development in this area, particularly industrial and commercial development, will create substantial amounts of additional impervious surface that will significantly increase the quantity and rate of storm water run-off. Without adequate mitigation measures all of this drainage is likely to flow directly to the White Lake Playa immediately after large precipitation events, which could result in flooding and environmental degradation. To mitigate this concern, the City of Reno should require low impact development (LID) design features, encourage the use of porous surfaces, and retain or delay release of increased storm water flows. For guidance implementing this policy, the Truckee Meadows Low Impact Development Manual should be consulted.
- CS.2.11.6 Development in the annexed area of Cold Springs Valley will require significant amounts of imported water resources, potentially upsetting the water balance in the closed basin. In addition, aquifer recharge may diminish as a result of increased impervious surface, particularly if historically irrigated areas such as the Heinz Ranch are paved over. The City of Reno should work closely with the Washoe County Department of Water Resources (DWR) to monitor this situation and collaborate on solutions to mitigate potential adverse impacts (e.g. rising water table infiltrating nearby septic systems, flooding, nitrate concentration, wellhead protection, ground water resources, etc.).
- CS.2.12 The residential area west of U.S. 395 contains existing affordable housing stock, such as a mobile home park, that should be preserved and/or enhanced if at all possible. Washoe County will work with property owners in this area to preserve and/or enhance existing affordable housing stock and encourage the establishment of additional affordable (i.e. "entry level") housing opportunities.
- CS.2.12.1 The primary access road (i.e. Reno Park Blvd.) to the mobile home park located on APN 081-131-44, as well as industrial properties along the railroad tracks, should be upgraded and successfully dedicated to Washoe County. This road is also depicted as a proposed collector on the Streets and Highways System Plan map.

Transportation

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

Policies

- CS.3.1 The policy level of service (LOS) for local and regional transportation facilities in the Cold Springs planning area is LOS "C" or better for roadway volume (i.e. flow rates) and LOS "D" or better for intersections. All development proposals must demonstrate how the adopted level of service for local transportation facilities will be maintained.
- CS.3.2 Washoe County will work with the Regional Transportation Commission (RTC) and neighboring jurisdictions to ensure that potential impacts arising from development in neighboring jurisdictions are mitigated and consistent with the intent of policy CS.3.1.
- CS.3.3 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- CS.3.4 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- CS.3.5 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- CS.3.6 Washoe County will be an advocate for the establishment of efficient transit services and other transportation alternatives to and within the Cold Springs planning area, including but not limited to:
- a. Park and ride areas for carpooling;
 - b. Carpooling lanes;
 - c. Bike lanes; and
 - d. Bus service.
- CS.3.7 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the Cold Springs planning area that:
- a. Is integrated with the local and regional trails system, public spaces (e.g. parks and schools), and commercial areas;
 - b. Provides circulation within the plan area; and
 - c. Provides access to recreational opportunities.
- To meet these objectives, the RTC shall use the Recreational Opportunities Plan map as a guide for where future bike lanes are desired by the community.
- CS.3.8 The Streets and Highways System Plan map shall depict the existing and desired road network within the plan area, connections to other sub areas of the North Valleys (such as Stead) and the region, and the Regional Road network as administered by the RTC.
- CS.3.8.1 A collector should be constructed to serve buildout of the industrial area near the railroad tracks (see the Streets and Highways System Plan map).
- CS.3.8.2 Emergency response times to the Cold Springs Valley can be compromised when the Dry Lake Summit pass on U.S. 395 is closed (e.g. from a traffic accident). Washoe County will work

with applicable entities, such as the Nevada Department of Transportation (NDOT) and the Regional Transportation Commission (RTC), to secure additional travel routes into and out of the Cold Springs Valley to mitigate this situation. Potential travel routes include, but are not limited to, upgrading the frontage road along U.S. 395 and/or the existing gravel road connecting Woodland Village to Red Rock Road (see photos below).

Photo 18: Potential Alternate Travel Routes/Access



Existing dirt frontage road (pictured at right along the highway) maintained by NDOT



Existing gravel road connecting Woodland Village (upper left) and Red Rock Rd. (middle right).

Scenic/Recreational/Cultural Resources

Goal Four: Maintain open vistas and minimize the visual impact of hillside development.

Policies

- CS.4.1 Ensure that the scenic and ecologic qualities of the mountains and hills in the Cold Springs planning area are preserved.
- CS.4.1.1 Development on hillsides shall disturb the smallest area possible. All graded or disturbed areas, exposed slopes and areas of soil or landform disturbance not designated for development shall be revegetated after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots. Drought tolerant/fire resistant and/or native species should be used whenever possible.
 - CS.4.1.2 Revegetation should be conducted as soon as practicable after disturbance while considering factors favorable to successful outcomes, such as weather and seasonal conditions.
 - CS.4.1.3 During development review, preference will be given to proposals that minimize hillside disturbance or otherwise conserve steep slopes.

- CS.4.1.4 Development and/or disturbance of slopes in excess of 30% shall be prohibited except for necessary utility and infrastructure facilities. Any area of 30% slopes disturbed for utility or infrastructure purposes shall be mitigated by the provision of undisturbed open space elsewhere on the site at a 2:1 ratio.
- CS.4.1.5 Unique geological landforms, landmarks, and natural rock outcroppings shall be preserved.
- CS.4.2 The following shall be considered in all grading activities:
- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage where possible to minimize erosion.
 - e. Minimize cuts and fills.
- CS.4.3 Encourage techniques such as transfer of development rights and conservation easements to protect sensitive areas. For example, development rights on the upper slopes of Peavine, Fred's and Petersen Mountains could be transferred or purchased for use in more suitable areas.
- CS.4.4 Ensure that extraction sites are adequately screened and/or buffered from nearby residential land uses and that such sites are not directly visible from arterials or highways.
- CS.4.5 Fencing installed along common open space areas within subdivisions should consist of an "open fence" design (e.g. split rail or equivalent).

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

Policies

- CS.5.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Cold Springs planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.
- CS.5.2 Washoe County will cooperate and participate in the cultural and historic resource planning and conservation activities of state, federal, and Native American agencies.
- CS.5.3 Washoe County will pursue funding opportunities for the survey, identification, and conservation of cultural and historic resources. Funding and project implementation will be prioritized as follows:
- a. Areas known to have a high incidence of cultural and/or historic resources;
 - b. Areas likely to experience future development pressure;
 - c. Areas known to potentially include extremely rare or sensitive resources;
 - d. Lands with an Open Space regulatory zone designation; and
 - e. County owned property.

- CS.5.4 Educational and interpretive displays should be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

Goal Six: The Cold Springs planning area will contain an extensive system of trails accommodating a variety of users. The trail system will contribute to the preservation and implementation of the community character by integrating other recreational facilities (such as parks), the Regional Trail System, public lands, open space (public and private), and schools. Updates to the Parks District Master Plan that includes the Cold Springs planning area shall use the following policies for guidance and direction.

Policies

- CS.6.1 All development and planning activities, regardless of agency, shall be reviewed for compatibility with, and potential implementation of, the Recreational Opportunities Plan map.
- CS.6.1.1 Certain proposed trail alignments follow existing street alignments in order to provide overall connectivity and linkage to school and park facilities. These alignments are considered "proposed" because at present only the street right-of-way is available for pedestrian and bike use. Concrete sidewalks, dirt and gravel paths, bike lanes, signage, and/or other improvements should be constructed along these alignments as part of future street maintenance, development, or other capital improvements. These proposed routes represent desired designated bike and pedestrian routes within the community.

Photo 19: Open Ditches and Pedestrian Use Conflicts



Pedestrians are often forced to walk in the street where open ditches line both sides of the street. Potential conflicts with vehicle use are a concern in such situations.

- CS.6.1.2 The proposed trailhead north of the sewer facility and adjacent to the Petersen Range should be designed to accommodate equestrian use (see the Recreational Opportunities Plan map).
- CS.6.2 The Parks District Master Plan will seek to preserve and implement the community character, including the Recreational Opportunities Plan map.
- CS.6.3 The function and use of existing trails shall be preserved and perpetuated. Alignments within specific properties may be re-routed if circumstances warrant,

- but overall function, use, and connectivity shall be preserved. Development plans should strive to incorporate existing trail features and alignments into proposed design layouts.
- CS.6.4 Unless the potential for use conflicts warrant consideration of a more limited or focused use, new trails will be designed to accommodate as many uses and users as possible.
- CS.6.5 Parking should be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads that do not require parking facilities may be depicted on the Recreational Opportunities Plan map (see the Recreational Opportunities Plan map for guidance).
- CS.6.6 The Washoe County Department of Regional Parks and Open Space, in conjunction with Washoe County Community Development staff, will review new development proposals for potential trail connections.
- CS.6.7 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property, improvements, and/or easements when appropriate trail alignments have been identified that either link significant nodes within the Cold Springs planning area and regional trail network, or further the implementation of Goal Six (6).
- CS.6.7.1 Trail construction and improvements shall comply with Washoe County Regional Parks and Open Space criteria and standards (e.g. "The Green Book").
- CS.6.7.2 Efforts should be made to ensure that utilities do not interfere with trail development.
- CS.6.7.3 In some cases, a regional trail linkage may be required within a subdivision and alignment shall be determined at the tentative map stage in accordance with the District 2A Park District Master Plan.
- CS.6.7.4 Internal subdivision trails or pathways should connect to open space or the regional trail system as identified in the District 2A Park District Master Plan.
- CS.6.8 Development proposals and population trends will be evaluated on their impact to an established standard of seven acres per 1,000 population for community parks and 20 acres per 1,000 population for Regional Parks. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- CS.6.8.1 Existing deficiencies: As of the drafting of this plan, there were approximately 40 acres of existing, dedicated, or planned park facilities within the plan area, representing a community park deficiency of approximately 21 acres based on a standard of 7 acres/1,000 population (as of the March 2006 population estimate of 8,738). To address this existing deficiency, the following shall apply:
- a. The provision of improved trailheads may be counted toward the acreage standard regardless of the site's underlying

regulatory zone designation or ownership (provided the facility remains open to the general public);

- b. Existing County owned property within the plan area shall be evaluated for potential conversion/use as improved community park sites.

CS.6.8.2 Potential future deficiencies: Based on a projected population of 11,378 by plan buildout, a total of 80 acres of improved community parkland would be required to meet the standard of 7 acres/1,000 population. A combination of policy CS.6.8 and CS.6.8.1 shall be used to meet this need.

CS.6.9 Development projects located adjacent to or in the area described within the National Forest Service's "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.

Natural Resources

Air Resources

Goal Seven: The Cold Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulate matter (PM10 and PM2.5), and ozone air quality standards; the vistas of surrounding ridges and more distant mountain ranges will not be obscured by man-made pollutants.

Policies

CS.7.1 Idling of combustible engines, particularly diesel engines, shall be limited to 15 consecutive minutes (see also District Board of Health Regulations Governing Air Quality Management # 040.200). Approval of proposed uses likely to generate such activity (e.g. truck stop, RV resort, power generation) shall include conditions addressing this issue to the satisfaction of Community Development and Air Quality staff.

CS.7.2 To help avoid significant wind blown dust events, as well as the need for lengthy and extensive dust control measures, mass grading/soil engineering during development activities shall be limited to the current phase of development plans for which a final map will be recorded and building construction commenced in a timely manner.

CS.7.3 To help mitigate air quality impacts, the use of roundabouts as an alternative to traffic lights is encouraged as a method to reduce the incidence of idling vehicles.

Photo 20: Local Roundabout Examples



Examples of existing roundabouts in the region.

Land Resources**Goal Eight: Minimize potential damage to the built environment from geologic hazards.****Policies**

- CS.8.1 Development on or near earthquake fault areas is discouraged. No habitable structure, or a structure whose integrity is critical to maintaining the public health and safety, shall be located on a fault that has been active during the Holocene Epoch of geologic time or as determined by a site specific, geo-technical study.
- CS.8.2 Development proposals in areas with identified geological hazards shall follow the recommendations of available geo-technical studies.
- CS.8.3 Areas at risk of known landslide and/or mudflow debris hazards shall be zoned General Rural (GR). The establishment of habitable structures in such areas shall be discouraged.

Goal Nine: Preserve, conserve, and enhance wildlife resources and habitat.**Policies**

- CS.9.1 Impacts to wildlife and wildlife habitat shall be avoided to the greatest extent possible. Where impacts are unavoidable, mitigation measures shall be required.
- CS.9.1.1 The Nevada Department of Wildlife shall be consulted in the formation of mitigation measures.
- CS.9.1.2 Prior to the approval of master plan amendments, tentative maps, or public initiated capital improvements in the Cold Springs planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the proposal.
- CS.9.2 Mule deer habitat and associated migration corridor routes shall be preserved through:
- The designation of Open Space and associated zoning regulations;
 - Consultation and coordination with wildlife management organizations, including but not limited to the Nevada Department of Wildlife, California Department of Fish and Game, the Bureau of Land Management, and the United States Fish and Wildlife Service;
 - Fire prevention/management strategies and efforts;
 - Noxious weed control and management; and
 - Support for and coordination with public land management efforts.
- CS.9.3 Open space areas, including privately owned common open space, should be linked together to the greatest extent possible (to form unbroken corridors) and allow barrier free access to wildlife.
- CS.9.4 South facing slopes with good sun exposure, particularly slopes with bitterbrush and mature vegetation, should receive a higher priority in the designation of open space to protect winter range habitat for Mule Deer and other wildlife.

Photo 21: Bitterbrush



Mature bitterbrush - a favorite and highly nutritious staple for Mule Deer.

- CS.9.5 The Petersen Mountain Range is used as critical winter range by local Mule Deer herds and is of particular importance to overall Mule Deer habitat within the planning area. Washoe County strongly supports the preservation of this habitat and associated migration corridors and encourages the Bureau of Land Management to conduct additional planning for this area.
- CS.9.5.1 New roads open to vehicular use of any kind shall not be established on public lands within the Petersen Mountain Range.
- CS.9.5.2 Washoe County strongly supports and encourages the Bureau of Land Management to acquire or otherwise preserve habitat on the privately owned Green Gulch Ranch (APN 087-021-04). Potential acquisition/preservation methods include, but are not limited to, funds from the Southern Nevada Public Lands Management Act (SNPLMA), conservation easements, and transfer of development rights.

Water Resources – Flooding

Goal Ten: Minimize or eliminate personal, economic, and environmental impacts from flooding or changes to drainage patterns and volume.

Policies

- CS.10.1 Development proposals within the Cold Springs Valley will conform to Regional Water Management Plan Policy 3.1.c, “Flood Plain Storage Outside the Truckee River Watershed,” as well as locally specific flood control requirements as amended and adopted by the Washoe County Department of Water Resources and the Regional Water Planning Commission.
- CS.10.2 Increases or displacement in volume of storm drainage runoff as a result of development will be mitigated per procedures set forth in Washoe County Code Chapter 110 (i.e. the Development Code), the Regional Water Management Plan, and the *Truckee Meadows Low Impact Development Manual*.
- CS.10.3 The use of Low Impact Development (LID) techniques is strongly encouraged to help implement Goal Ten (10) and associated policies. For guidance implementing this policy, consult the *Truckee Meadows Low Impact Development Manual* developed for the Cities of Reno and Sparks and Washoe County under the guidance of the Truckee Meadows Storm Water Permit Coordinating Committee.

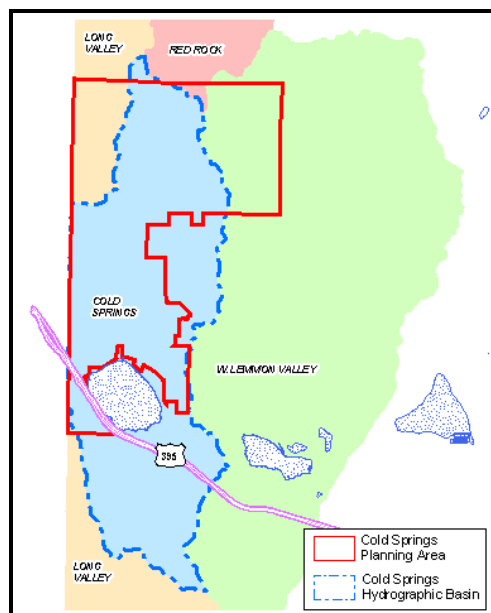
Water Resources – Supply/Wastewater

Goal Eleven: The provision and management of water supply, water resources, wastewater treatment, and wastewater disposal will implement and be consistent with the community character as described in the Cold Springs Vision and Character Statement.

Policies

- CS.11.1 Water resources will be supplied to land uses in the Cold Springs planning area according to the best principles and practices of sustainable resource development, as recognized by government agencies, educational institutions, non-profit organizations, and resource professionals. This policy addresses all sources of water used for development within the planning area.
- CS.11.1.1 The Washoe County Department of Water Resources will implement studies and work with the United States Geological Survey (USGS) and Nevada State Engineer to accurately determine and/or update the perennial yield of hydrographic basins applicable to the Cold Springs planning area.
- CS.11.1.2 Ground water resources committed to land uses within the Cold Springs planning area shall not exceed the perennial yield recognized through implementation of policy CS.11.1.1.
- CS.11.1.3 The conversion of surface water to municipal use shall not negatively impact the perennial yield recognized through implementation of policy CS.11.1.1. Only the consumptive use portion of the surface water resource may be used/converted for municipal purposes.
- CS.11.2 New development shall comply with Regional Water Management Plan Policy 1.3.e: “Water Resource Commitments”
- CS.11.3 New development shall comply with Regional Water Management Plan Policy 2.1.a: “Effluent Reuse – Efficient Use of Water Resources and Water Rights.”
- CS.11.4 Water resources shall not be exported out of the Cold Springs Valley hydrographic basin (see graphic below).

Figure 1: Hydrographic Basins



Hydrographic basins in and around the Cold Springs planning area. Nearly all of the existing and planned development in the planning area is located within the Cold Springs Valley Hydrographic Basin (Basin 100).

- CS.11.5 Water imported into the Cold Springs planning area shall only be used within the Suburban Character Management Area and the Suburban Community Water and Sanitary Sewer Service Area.
- CS.11.6 Prior to the importation of additional water resources into the planning area, a study shall be conducted, and/or any existing facility/resource plans updated, to assess potential impacts on the water balance of the Cold Springs Valley. At a minimum, these studies and plans shall address potential impacts to existing wastewater disposal systems, flood storage, water table levels, and water quality.
- CS.11.7 Washoe County will establish procedures to coordinate water use and wastewater management between adjoining political subdivisions to protect the integrity of shared resources and the public health and welfare.
- CS.11.8 The Washoe County Department of Water Resources, in conjunction with the Regional Water Planning Commission, shall prepare and submit for adoption by the Washoe County Board of Commissioners master facility and resource plans for water and wastewater service within the Cold Springs planning area.
- CS.11.8.1 Facility and resource plans adopted pursuant to policy CS.11.8 shall be consistent with and implement the Cold Springs Vision and Character statement.
- CS.11.8.2 Facility and resource plans adopted pursuant to policy CS.11.8 shall specifically address the service areas (e.g. the Suburban Community Water and Sanitary Sewer Service Area) depicted on the Public Services and Facilities Plan map.
- CS.11.8.3 Facility and resource plans adopted pursuant to policy CS.11.8, in conjunction with the Cold Springs Character Management Plan and Public Services and Facilities Plan maps, shall be used to determine the location and timing for providing community water service and wastewater treatment service. In the absence of an adopted facility and resource plan, the Washoe County Department of Water Resources shall determine appropriate location and timing mechanisms for specific land use proposals.

Water Resources – Quality

Goal Twelve: Water quality will be protected and/or enhanced.

Policies

- CS.12.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County's municipal well facilities and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- CS.12.2 The reuse, recharge, or storage of reclaimed water within the Cold Springs Valley will comply with all state and local provisions for the protection of groundwater quality.
- CS.12.3 Sources or plumes of high nitrate contamination, as determined the Washoe County Department of Water Resources, the Washoe County District Health Department, and/or the Nevada Division of Environmental Protection through empirical study, shall be prioritized for conversion to municipal sewer or otherwise mitigated. Sewer capacity must be reserved in an amount sufficient to accommodate such conversions. Facility plans conducted by these agencies should identify existing and/or potential sources of high nitrate contamination.

- CS.12.4 The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of temporary individual septic disposal systems.

Goal Thirteen: Maintain and enhance the value of wetlands and playas and their associated habitats. Such environmental resources are highly valued for groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland and playa resources and land use activities.

Policies

- CS.13.1 Ensure that all existing natural streams, playas and other water bodies are recognized for their wildlife habitat, recharge, floodway, water quality enhancement, and scenic value.
- CS.13.1.1 Structures and/or grading activity shall not be allowed within thirty (30) feet of the thalweg (i.e. centerline or maximum depth points) of any intermittent or perennial stream depicted on published United States Geological Survey (USGS) 7.5 minute or 15 minute series topographic maps.
 - CS.13.1.2 Structures and/or grading activity, unless for public recreational purposes or maintenance of existing improvements, shall not be allowed within thirty (30) feet of the high water mark of the White Lake Playa. For purposes of this policy, the high water mark shall be determined by the extent of the mapped flood plain (i.e. 100-year flood hazard) as depicted by Flood Insurance Rate Maps (FIRM's) or Letter of Map Revisions (LOMR's) administered by the Federal Emergency Management Agency (FEMA).
- CS.13.2 Wetland resources shall be protected and/or enhanced.
- CS.13.2.1 Development proposed within or adjacent to potential or delineated wetlands shall comply with federal, state, and local wetland regulations. Washoe County reserves the right to adopt more stringent wetland ordinances and regulations at the local level.
 - CS.13.2.2 Development proposals that impact any area designated "potential wetlands" on the Cold Springs Development Suitability Map must conduct a wetlands delineation study and, if warranted, obtain Army Corps of Engineers certification of the wetlands.
 - CS.13.2.3 Mitigation measures for allowable wetland losses shall consist of at least a 2:1 ratio of new wetland area for every 1 acre of wetland loss. The grouping or linkage of mitigation sites is strongly encouraged.
 - CS.13.2.4 Washoe County will work with other agencies to study the merit of using reclaimed water to establish and maintain new or enhanced wetland areas. Potential locations will include but not be limited to the White Lake Playa and areas surrounding the sewer plant.

Plan Maintenance

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

Policies

- CS.14.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Cold Springs Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.
- CS.14.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) must be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.
- CS.14.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use (i.e. a master plan amendment), the following findings must be made:
- a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change *and* all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.
 - b. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.
 - c. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.
 - d. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
 - e. If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements

are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

- f. If roadways impacted by the proposed change are *currently* operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).
- g. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.
- h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.
- i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.
- j. The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; -or- the amendment is part of the required 5-year update.

CS.14.4 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change to a Character Management boundary, the following findings must be made:

- a. A series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) has been conducted and the public input resulting from these workshops has been included and discussed in the staff analysis of the proposed amendment; and,
- b. Proposed boundary changes must include a proposed land use change for the land to be included in the new boundary. The proposed land use change must meet the findings enumerated in Policy CS.14.3 and other applicable policies and findings of the Cold Springs Area Plan; and,
- c. If the proposed land use change has been determined to not be in compliance with existing resource and facility plans, then the applicable resource and facility plans have been updated, at the applicants expense, and the proposed change can be accommodated by the updated plans. Proposals that cannot be accommodated by updates to the resource and facility plans shall be denied.

CS.14.5 The Cold Springs Area Plan shall be updated every five (5) years from the date of adoption.

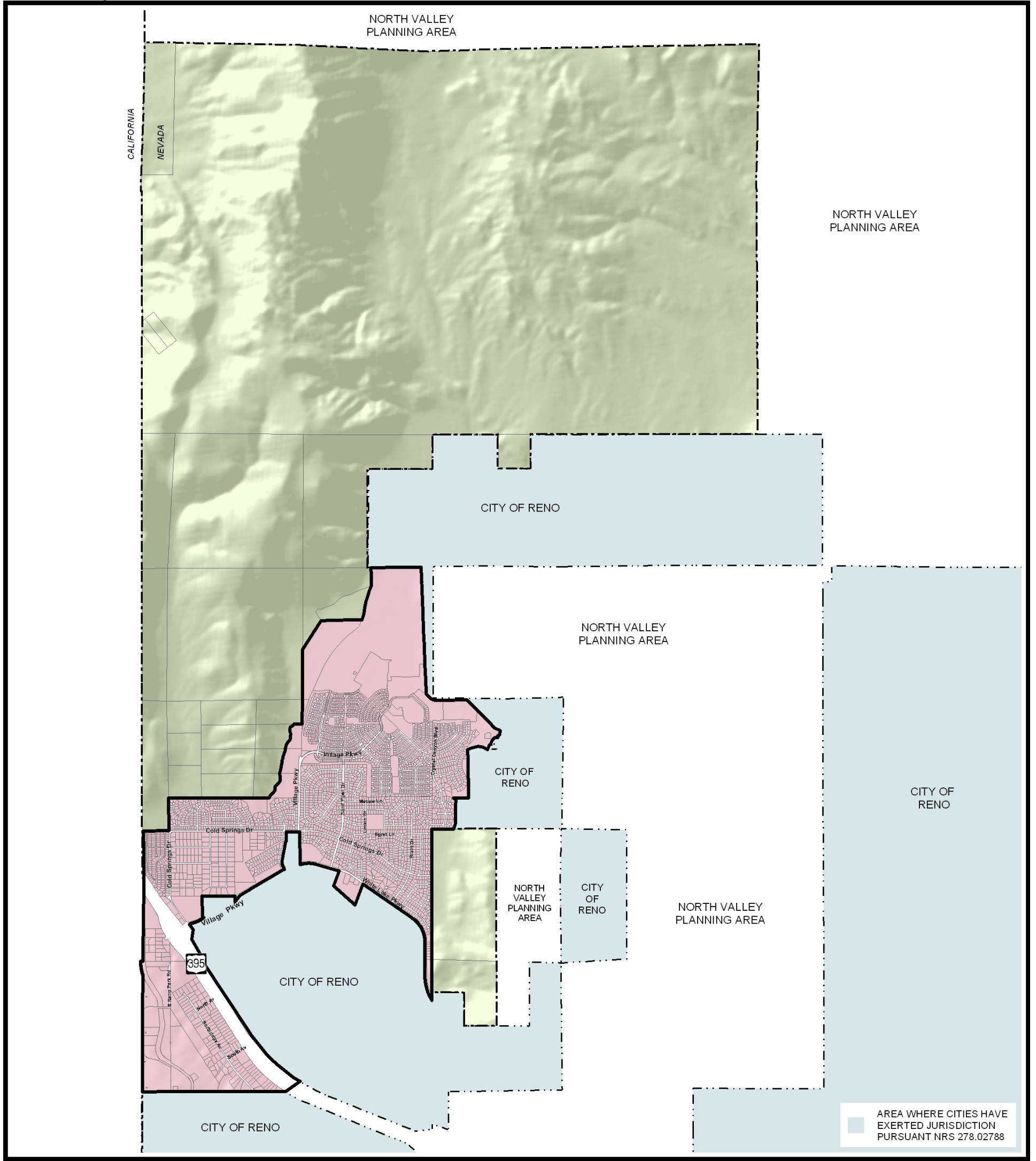
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Appendix A - Maps

Contents

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

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COLD SPRINGS CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA

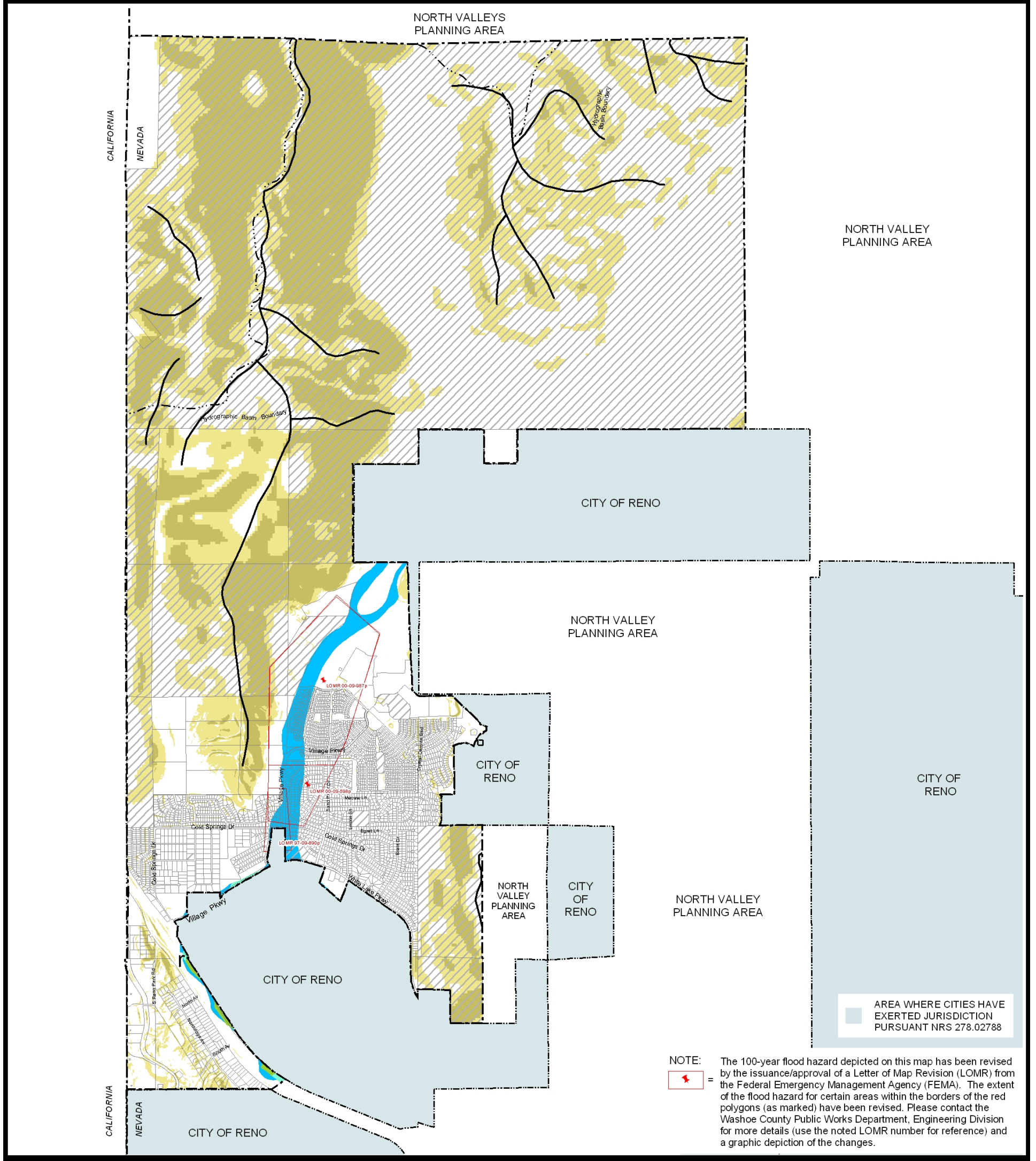
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HORIZON YEAR 2025

WCPC ADOPTION DATE: SEPTEMBER 5, 2006
BCC ADOPTION DATE: OCTOBER 10, 2006

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COLD SPRINGS DEVELOPMENT SUITABILITY

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

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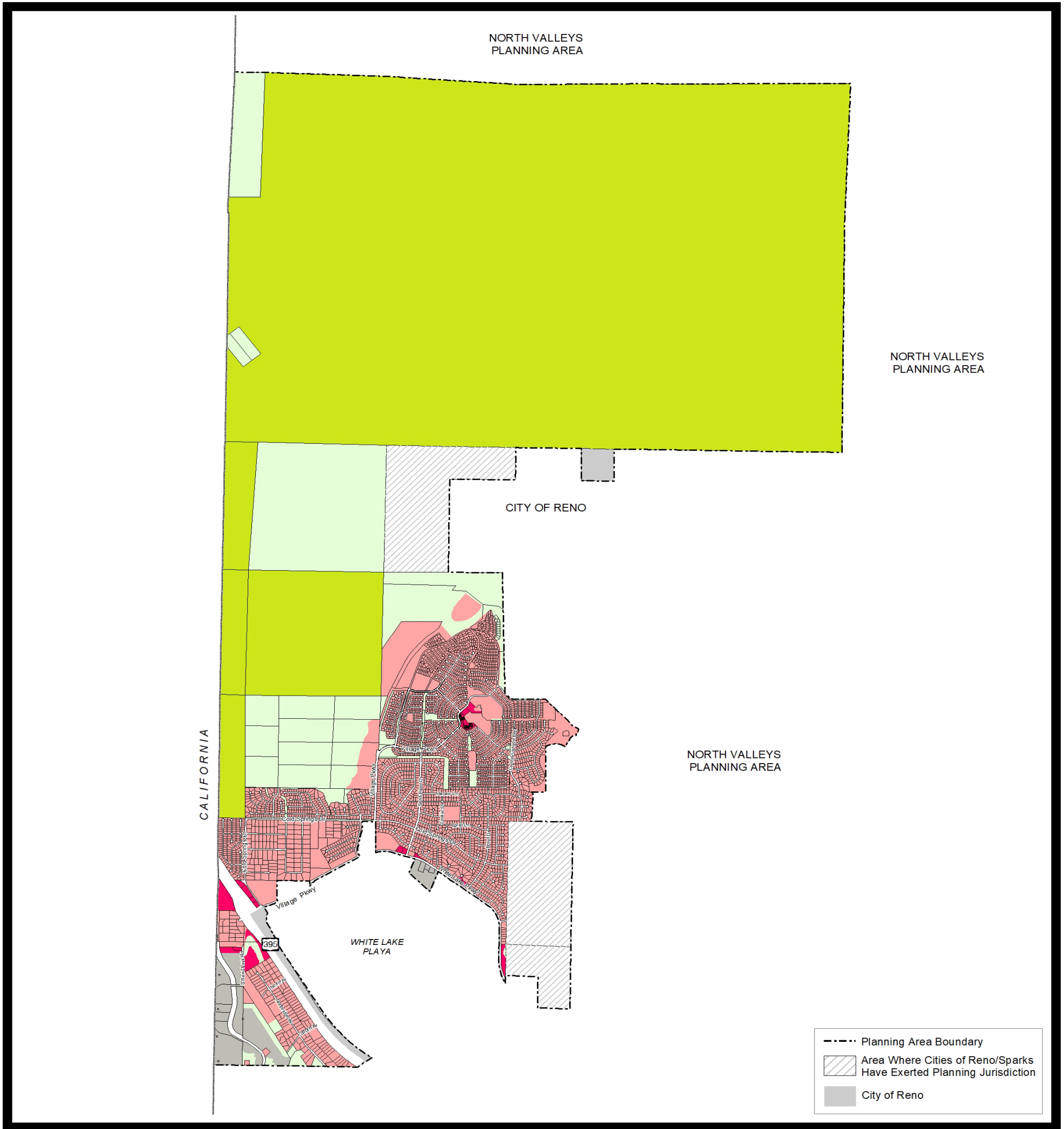


SOURCE: COMMUNITY SERVICES

HORIZON YEAR: 2026

WCPC ADOPTION DATE: SEPTEMBER 5, 2006
BCC ADOPTION DATE: OCTOBER 10, 2006

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COLD SPRINGS MASTER PLAN MAP

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

SOURCE: Planning and Building Division

PC Date: February 7, 2023
 BCC Date: April 11, 2023
 TMRPA Adoption Date: May 25, 2023

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.

0 1,000 2,000 4,000 Feet

Path: O:\arcdata\planarea\ca\maps\eries\WMPA22-0007.mxd

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: 5/25/23 DIRECTOR: [Signature]

Community Services Department

WASHOE COUNTY NEVADA

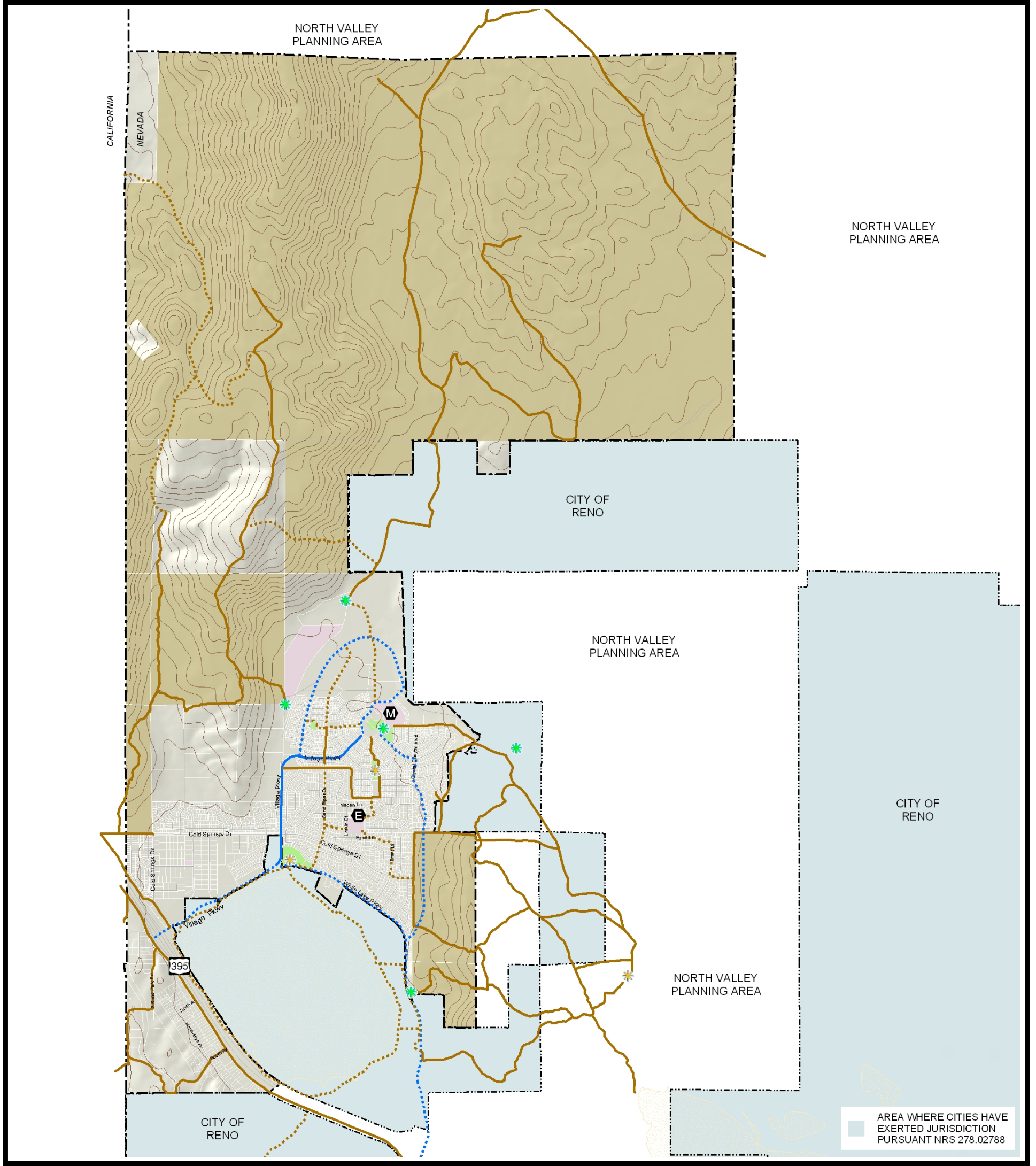
1001 E Ninth St
 Reno, Nevada 89512



(775) 328-3600

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COLD SPRINGS RECREATIONAL OPPORTUNITIES PLAN

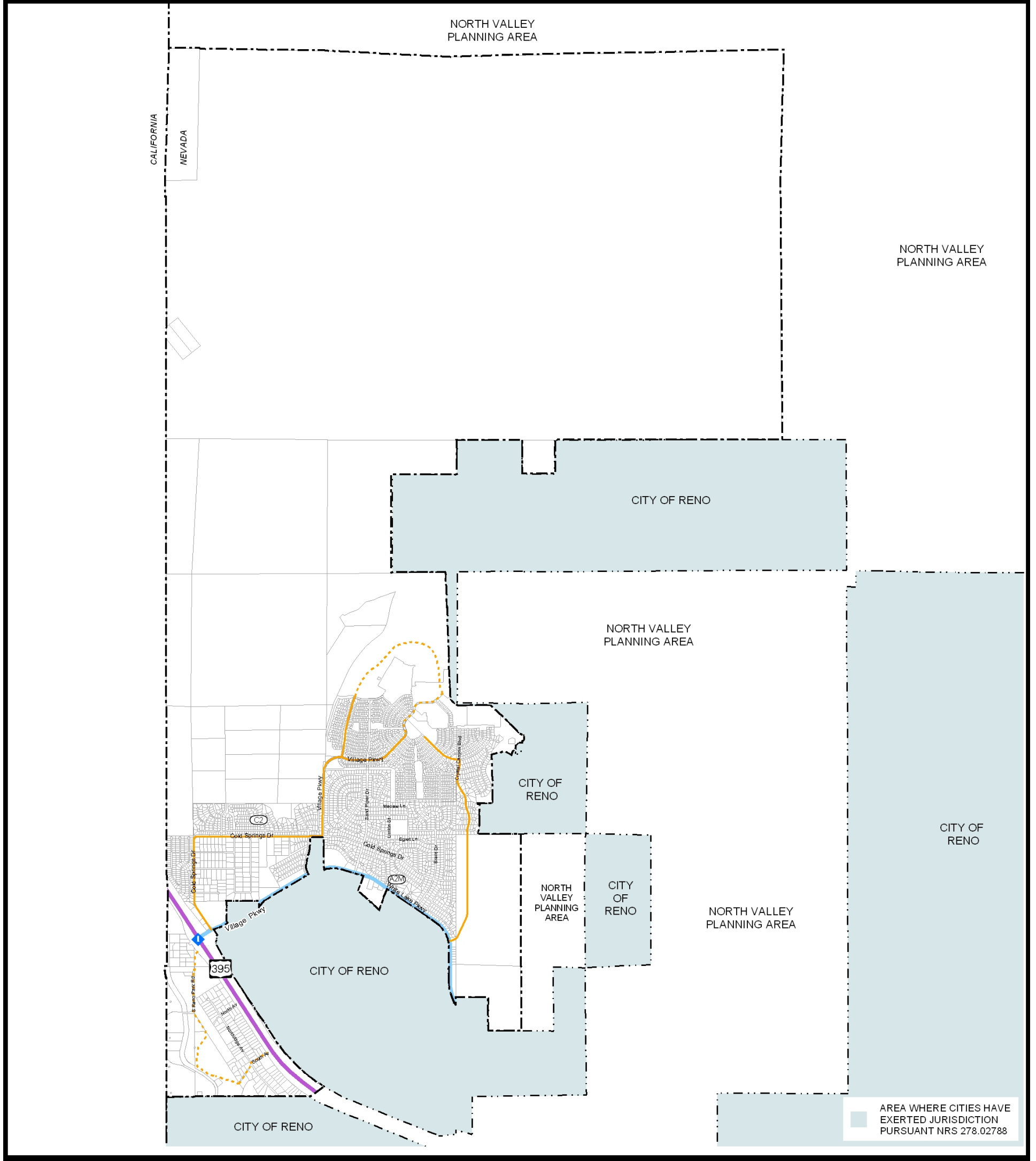
- | | | | | | | | |
|--|--------------------------------|--|----------------------------------|--|----------|--|-------------------|
| | RECREATIONAL AREAS | | Existing | | Proposed | | TRAIL HEAD |
| | OPEN SPACE, PUBLIC | | SCHOOL | | SCHOOL | | TRAIL |
| | PUBLIC LANDS | | (E-Elementary, M-Middle, H-High) | | TRAIL | | Bike / Pedestrian |
| | WATER BODY | | | | TRAIL | | Multipurpose |
| | PLAYA | | | | | | |
| | CONTOUR LINES, 100 FT INTERVAL | | | | | | |
- Please also refer to the adopted Park District Master Plans.

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



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

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COLD SPRINGS STREETS AND HIGHWAY SYSTEM PLAN

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

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

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**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520

Post Office Box 11130
(775) 328-3600

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

WCPC ADOPTION DATE: SEPTEMBER 5, 2006
BCC ADOPTION DATE: OCTOBER 10, 2006

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