***Community Action Plan***

*Douglas County Staff would like to update the text portion of the Master Plan and request the Board provide input on these current goals and policies for the new master plan text update.*

*More public workshops for community areas are forth coming: But the Board can provide the input prior to presenting them to the public.*

*\*\*Please provide comments and suggestions as to what you would like to see within the Gardnerville Ranchos\*\**

**Current Douglas County Master Plan Goal for the Gardnerville Ranchos**

**GR Goal 1 To preserve and enhance the existing character of the Gardnerville Ranchos community.**

**GR Policy 1.1** Douglas County shall designate Gardnerville Ranchos as a community with defined urban and rural areas. These areas shall be distinct and different standards shall be applied to each area. Urban land uses shall be located within the urban boundary and rural shall be outside the urban boundary.

**GR Policy 1.2** The County shall encourage development of neighborhood commercial used to adequately serve the Gardnerville Ranchos.

**GR Policy 2 To provide adequate community facilities and services for the Gardnerville Ranchos.**

**GR Policy 2.1** Douglas County shall plan and provide the public facilities and services to the rural areas of the Gardnerville Ranchos community at established rural levels of service.

**GR Policy 2.2** Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban areas of the Gardnerville Ranchos community at established urban levels of service.

**GR Policy 2.3** The County shall ensure adequate provision of park sited to meet the needs of the growing urban community at standards established in the Parks and Recreation Element.

**GR Policy 2.4** Douglas County shall plan, construct and operate parks in the Gardnerville Ranchos community consistent with the County’s park standards established in the Parks and Recreation Element.

**GR Policy 2.5** The County shall work closely with the Douglas County School District in the development, maintenance and joint operation of school park sites in the Ranchos.

**GR Policy 2.6** The County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of the Gardnerville Ranchos, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.

**GR Policy 2.7** Douglas County shall require community water and sewer systems for new development in urban areas of Gardnerville Ranchos.

**GR Policy 2.8** Douglas County shall require the provision of urban services to all industrial and commercial development in the Gardnerville Ranchos community.

**GR Goal 3 To provide appropriate public safety service to the Gardnerville Ranchos community.**

**GR Policy 3.1** Douglas County shall cooperate with the Gardnerville Ranchos Volunteer Fire Department to provide adequate fire response times and fire suppression facilities for the Gardnerville Ranchos community.

**GR Policy 3.2** Douglas County shall work with the Gardnerville Ranchos Volunteer Fire department and the East Fork Fire & Paramedic District and water providers to make available sufficient fire flow to meet the needs of the Gardnerville Ranchos community.

**GR Goal 4 To Provide safe and convenient transportation routes within the community.**

**GR Policy 4.1** Douglas County shall provide for an adequate system of arterial and collector street so create an efficient traffic circulation pattern.

**GR Policy 4.2** Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.

**GR Policy 4.3** Douglas County shall require paving of local street in new urban and rural developments. Streets in urban areas shall be paved to urban standards; street in rural areas shall be paved to rural standards.

**GR Policy 4.4** Douglas County should establish design standards for the creation of gateways into Gardnerville Ranchos, in order to further delineate and enhance the image of the community.

**GR Goal 5 To preserve open space and a buffer between the Gardnerville Ranchos and Minden-Gardnerville Communities.**

**GR Policy 5.1** Douglas County shall place a high priority on maintaining floodplain areas as open space that are recognized for their agricultural, drainage, wetland, parkway and greenbelt value.

**GR Policy 5.2** When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.