CAUGHLIN RANCH
Homeowners Association

Community Wildfire Protection Plan (CWPP)

Prepared by:

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CWMS
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The entities listed below participated in the development of and/or reviewed and are in support of the Caughlin Ranch Community Wildfire Protection Plan:

Caughlin Ranch HOA Representative *Signature*	MIKE GINSBURG Printed Name and Position BOARD PRESIDENT	1-30-26 Date
Reno Fire Department Representative *Signature*	JOHN BECK Printed Name and Position RENO FIRE MARSHAL	02/05/2026 Date
Truckee Meadows Fire Protection District Representative *Signature*	Richard J. Edwards Printed Name and Position Fire Chief	3/4/2026 Date
Ryan S. Shane Digitally signed by Ryan S. Shane Date: 2026.03.27 14:19:47 -07'00' Nevada Division of Forestry Representative *Signature*	Ryan Shane - State Forester Firewarden Printed Name and Position	3/27/2026 Date

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1.0 Introduction and Executive Summary:

Tray Palmer, NFPA Certified Wildfire Mitigation Specialist, was retained by the Caughlin Ranch Homeowners Association to evaluate the existing fuel hazards within their community and to develop a Community Wildfire Protection Plan specific to the Caughlin Ranch Homeowners Association. This plan compliments and expands risk and action items referenced in the 2026 City of Reno CWPP and the 2025 Washoe County Regional Hazard Mitigation Plan to specifically cover the multi-jurisdictional areas within the Caughlin Ranch community.

Where the 2026 City of Reno CWPP covers the general boundaries within the City limits, this document is focused within the multi-jurisdictional boundaries of the Caughlin Homeowners Association and is focused on identifying priority mitigation areas within these boundaries and to translate the data identified in the 2026 City of Reno CWPP and the 2025 Regional Washoe County Hazard Mitigation Plan into an easy to read action plan for risk reduction.

The Caughlin Ranch Community is unique as part of the community is within the City of Reno limits, and part of the community is within the unincorporated area of Washoe County. This planned community includes residential structures, commercial businesses, utility infrastructure, an elementary school, and extensive open spaces and trail systems. Caughlin Ranch encompasses approximately 2,300 acres in southwest Reno along the base of the Carson Range.

The primary objectives of this CWPP are to create a fire-adapted community plan that aligns with the National Cohesive Wildland Fire Management Strategy and emphasizes interagency cooperation, community engagement, and strategic prioritization of fuel reduction projects, in accordance with the 2003 Healthy Forest Restoration Act (HFRA).

Key strategies of the HFRA include:

1. Promote community-driven action plans, defensible space, and home hardening initiatives to enhance wildfire preparedness and resilience.

2. Implement prioritized fuel reduction treatments across jurisdictions to reduce wildfire risk to communities and improve ecosystem health.

3. Enhance interagency coordination and strategic planning to facilitate safer and more effective wildfire suppression efforts.

The minimum requirements of a CWPP require community and agency collaboration, prioritization of areas of fuel reduction treatments and recommendations to reduce structural ignitability.

This CWPP is intended as a living document. It is recommended that this plan is re-evaluated and updated every three to five years. Ongoing revisions ensure that the plan reflects new data and priorities, maintaining its long-term relevance and effectiveness.

The area has had an active fire history, which brings focus to this plan. It is understood that not all fires can be prevented, but appropriate vegetation management and other preparations will minimize the impact and reduce the probability of destruction from wildfires.

Stakeholder Collaboration

The development of the 2026 Caughlin Ranch CWPP was overseen by Tray Palmer. Representatives from the Caughlin Ranch HOA and various government agencies with jurisdiction over Caughlin Ranch formed a team and participated in data collection and decision-making input that led to the development of this CWPP. Stakeholder involvement is critical in producing a meaningful document that includes all collaborators' diverse perspectives and expertise.

Members of this review team included:

Lisa Nunley	Caughlin Ranch HOA
Kelli Nevills	Nevada Division of Forestry
Eric Roussel	Nevada Division of Forestry
Donald Lovejoy	Nevada Division of Forestry
Talina Sky	Reno Fire Department
Brett Taylor	Truckee Meadows Fire Protection District

2.0 Community Descriptions & Natural Environment

2.1 Climatic Factors, Topography & Exposure

Caughlin Ranch encompasses 2,300 acres, stretching from the foothills of the Toiyabe National Forest to the Truckee River. The community is designed to offer a unique balance between the man-made and natural environments. The Caughlin Ranch development started over 35 years ago and consist of a mixture of 2,263 single-family homes (29 subdivisions), 31 commercial properties, an elementary school, a cell tower, a NV Energy sub-station and recreational facilities. The common area system has 24 miles of walking trails and will ultimately consist of approximately 525 acres, of which some areas will be formally landscaped, some areas will be enhanced with limited landscaping, while other areas will be left in their natural state. Four major parks include Village Green, Caughlin Crest, East Ridge, and the Alum Creek corridor. Within the boundaries there are 26 ponds.

The annual average precipitation for the Caughlin Ranch area ranges from 8 to 12 inches. Average temperatures range from a high of 45 degrees F and a low of 28 degrees F in January to a high of 91degrees F and a low of 51degrees F in July. Much of the precipitation received typically arrives in the form of snow during winter months, then transitions to rain in the early spring. Summer and fall months are relatively dry with isolated thunderstorms. Western Nevada commonly experiences dry lightning storms throughout spring and summer months often coupled with periods of drought.

Nevada has experienced consecutive years of drought which stresses vegetative communities and limits water resources. It is important to realize that western Nevada has experienced warmer temperatures, increased precipitation in the form of rain, and a higher frequency of wildfire ignitions throughout the calendar year.

Mountain to valley wind patterns, particularly on the east side of the Sierras, strongly influence fire behavior. Local daily wind patterns down the east facing canyons and valleys are influenced by differential heating and cooling on east, west, and south facing slopes. According to the US National Weather Service, afternoon downslope winds and cross valley winds can frequently exceed 20 miles per hour.

Steep topography is a key component of the Caughlin Ranch Community, providing expansive views of the Truckee Meadows, Truckee River Canyon and Carson Range. Located at the base of the Carson range of western Reno, the area is bisected by perennial and ephemeral drainages,

canyons and draws running north to south, east and west. The lowest section of the boundaries terminates at the Truckee River. Elevations range from 4,550 to approximately 6,000 feet. Overall, the communities have a northern exposure, but the numerous canyons and draws are characterized by both east and west exposures.

Fire intensity and spread rate depends on the fuel type and condition (i.e., live vs. dead fuels), the weather conditions prior and during an ignition, and the topography. Generally, the following relationships are held between fire behavior and fuel, weather, and topography. Fine fuels ignite more easily and spread faster with higher intensities than coarser fuels. For a given fuel type, the more there is and the more continuous it is, the faster the fire spreads and the higher the intensity. Fine fuels take a shorter time to burn out than coarser fuels.

The weather conditions affect the moisture content of the dead and live vegetative fuels. Dead fine fuel moisture content is highly dependent on the relative humidity and the degree of sun exposure. The lower the relative humidity and the greater the sun exposure, the lower the fuel moisture content. Lower fuel moistures produce higher spread rates and fire intensities.

Wind speed significantly influences the rate of fire spread and fire intensity. The higher the wind speeds, the greater the spread rate and intensity.

Topography influences fire behavior principally by the steepness of the slope. However, topography and features of the terrain such as narrow draws, and saddles can influence fire spread and intensity. In general, the steeper the slope, the faster the fire spreads uphill and with greater intensity.

2.2 Community Fuel Types

Basin Big Sagebrush/ Bitterbrush/ Rabbitbrush

The primary native vegetation types in the area include mountain big sagebrush (Artemisia tridentata), Wyoming basin sagebrush (Artemisia tridentata), Rubber Rabbitbrush (Ericameria nauseosa), and Bitterbrush (Purshia glandulosa). In wildland fire terminology, the diverse assemblage of native shrubs, grasses, and wildflowers found in these natural sagebrush communities compose the fuel for wildland fires. If left undisturbed for long periods of time (i.e., 30 to 50 years) without the occurrence of fire or mitigation to remove or setback shrub density and canopy expanse, the elevated shrub canopy in these native plant communities will increase to the extent where the shrub component will readily carry fire under benign weather and wind conditions.

Fuel loading levels occurring in over-mature sagebrush shrubland stands can become very high and result in extreme fire behavior when ignition occurs. Selective thinning, trimming and removal of dead woody biomass in these plant communities will help to mitigate wildfire risk over time.

Pinyon-Juniper Woodlands

Pinyon-juniper woodlands occupy mid-elevation zones across the western United States and are present in scattered patches within the western (older) boundaries of Caughlin Ranch. Western juniper communities are important to wildlife habitat, providing food and cover for a variety of bird and mammal species. Mule deer, jackrabbit, and mountain cottontail browse western juniper.

Juniper trees contain high levels of natural oils and resins, which increase their susceptibility to ignition, particularly during dry conditions. Factors such as drought stress and low humidity significantly elevate fire risks associated with juniper tree varieties. Juniper and other evergreen pines are generally more flammable than hardwood species like oak and maple, which exhibit greater fire resistance due to lower resin content.

Fire management of these native species focuses on properly spacing the trees from one another and from structures while eliminating flammable ground and ladder fuels to slow fire progression, not eradicating it from the open space sites.

Landscape Seedings & Plantings

Planted and irrigated landscapes are comprised of adapted and ornamental plant materials, including a variety of conifers and deciduous trees, shrubs and bunch grasses. Planted landscapes blend into native vegetation along commercial properties, behind homes and along trails, irrigation ditches, ponds, and/or access roads. The combined vegetation does pose a risk for wildfire, and it will increase overtime as the plant materials mature and shrub canopies increase and become denser.

In many of the homesites throughout the community, flammable vegetation is planted close to the exterior walls and openings of the structures, allowing for wildfire entry into the home.

Much like the native sagebrush and juniper woodland areas, selective thinning, trimming and removal of dead woody biomass will help to reduce fire risk in these landscaped sites.

Burn Areas & Annual Grasses

Annual grass species such as cheatgrass and medusahead often dominate postfire plant communities and once established, they greatly increase surface fuel continuity and the potential for wildfire recurrence.

Cheatgrass (Bromus tectorum) is an invasive species found throughout much of northern Nevada. In a native shrub and pinyon-juniper woodland setting, cheatgrass increases fuel continuity to allow fire to rapidly travel between widely spaced native shrub and tree species. At the same time, cheatgrass builds a persistent seedbank in the surface soils which will reoccupy and dominate disturbed sites when fire and construction activities remove the competing vegetation overstory.

Medusahead (Taeniatherum caput-medusae) is most common in the western U.S. The high silica content in medusahead foliage makes it unpalatable to deer and wildlife while creating a thick thatch every season that is very slow to decompose. Medusahead acts as a fire promoter as it fills in between sagebrush and other native vegetation, creating a continuous fuel corridor that accelerates the fire cycle.

Scotch (Onopordum acanthium) and Musk Thistle (Cardus nutans) are also present. The two distinct thistles are found throughout many parts of Washoe County. Both are biennial species, taking two years to reach maturity from seed. Mature specimens reach between six to twelve feet. Both have spiny pink to purple flower heads at the terminal ends of each branch. After the plants reach seed production, they die leaving dry and flammable tan stems and branches. These invasive plants are not palatable to our wildlife, and they produce large quantity of seeds that can lay dormant for thirty-nine (39) years.

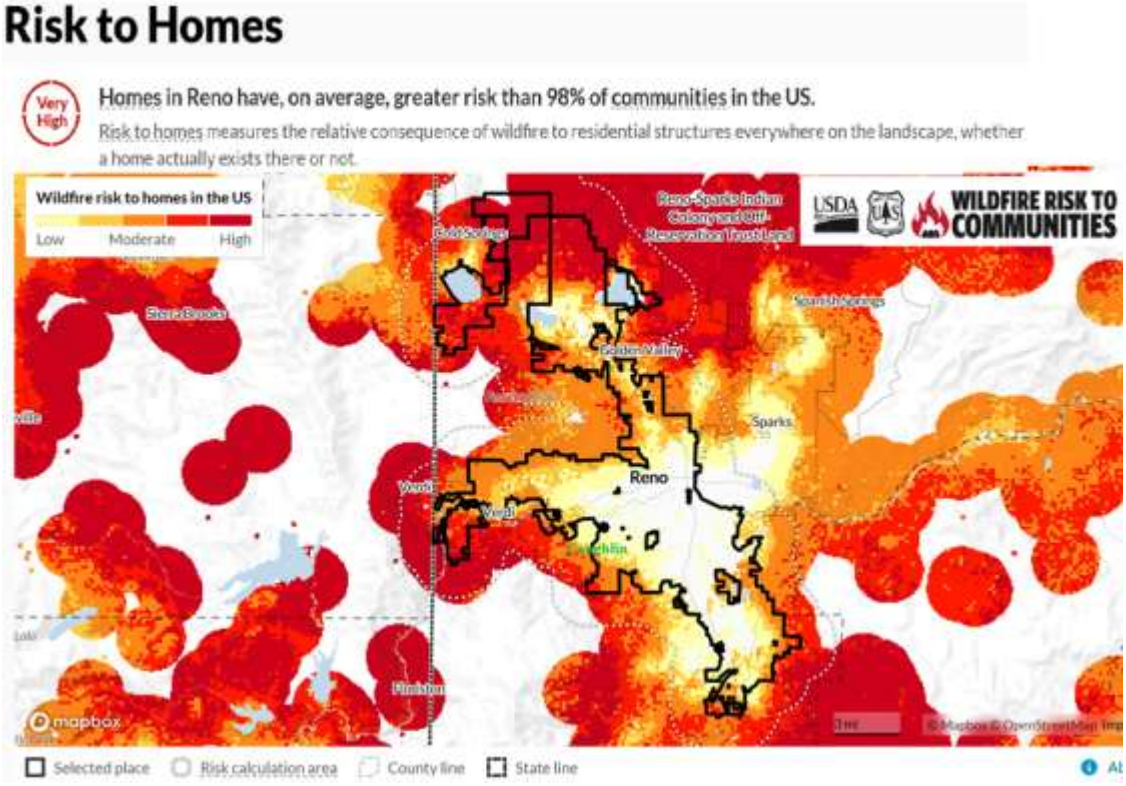
The undeveloped areas in Caughlin Ranch affected by the 2011 Caughlin fire and the 2020 Pinehaven fire, all reflect patches of cheatgrass-dominated sites with a propensity for increased fire return frequencies. Since the fires, steps have been taken through grazing and re-seeding to help control the invasion of cheatgrass, medusahead, and thistle. The areas where cheatgrass and other invasive species are still prevalent should be monitored and eradicated through either future development, effective herbicide treatment or physical removal, and establishment of seeded perennial plant species recommended by the Nevada Division of Forestry that can biologically suppress cheatgrass growth.

3.0 Community Risk Assessment

The City of Reno hired SWCA environmental consultants to create the 2026 City of Reno Community Wildfire Protection Plan. Funding for the City-wide project was provided by the Federal Emergency Management Agency's Fire Prevention and Safety (FP&S) Grant. The wildfire risk assessment for the city boundary area of Caughlin Ranch is identified in the 2026 City of Reno CWPP as the Plumas community and the Skyline Boulevard community. Risk assessment data from the 2025 Washoe County Regional Hazard Mitigation Plan, as well as on site assessment, was used to determine risks along the County jurisdiction of the community.

3.1 Home Ignition Zone:

The Caughlin Ranch Community is in a wildfire environment. It is not if a wildfire will occur, it's when, where, and the intensity of wildfire. This assessment addresses the wildfire-related characteristics of Caughlin Ranch and its exposure to wildfire. The focus is on the neighborhoods, associated open space and the wildland urban interface community.



The USDA Forest Service created Wildfire Risk to Communities under the direction of Congress. It was first published in 2020 and last updated in 2024. It uses nationally consistent data grounded in the best science data available. Based on this data, homes in Reno have on average a 97 - 98% greater risk of being damaged by wildfire than other communities in the U.S.

The Risk to Homes data integrates wildfire likelihood and wildfire intensity from simulation modeling. Together, wildfire likelihood and intensity represent hazard. To translate this into terms specific to the effect of fire on homes, Wildfire Risk to Communities uses a generalized

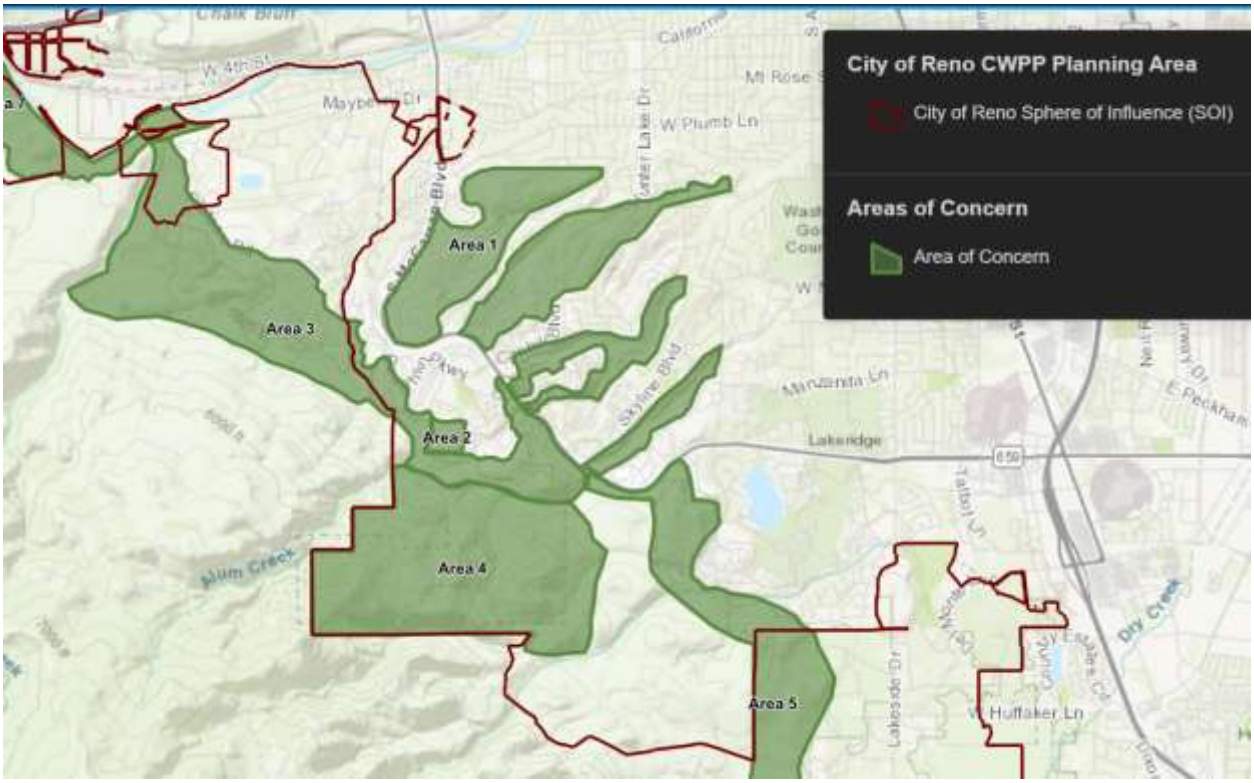
concept of susceptibility for all homes. Wildfire Risk to Communities assumes all homes that encounter wildfire will be damaged, and the degree of damage is directly related to wildfire intensity. Risk to Homes is summarized and ranked for the risk calculation area. This includes a 2.4 km buffer around populated areas to incorporate the risk of embers.

A house burns because of its interrelationship with the surrounding landscape, the structure's construction, and its immediate physical surroundings. This is called the home ignition zone. To reduce the potential for a home ignition, a homeowner should mitigate wildfire fuels close to the home. While there are no guarantees, altering a wildfires path and its intensity, through vegetation management and fuels reduction can minimize damage to a home. Reducing the volume and density of the vegetation around a structure prevents direct flame contact and ignition of fire fuels within the structure.

Home hardening involves implementing specific measures to make a home more resistant to wildfires, significantly increasing its chances of survival during a fire event. Home hardening refers to the process of preparing a home to withstand wildfire by using fire-resistant materials and creating defensible spaces around the structure. This includes both new construction and retrofitting existing homes to minimize vulnerability to flames and embers. Examples of home hardening include installing noncombustible siding, Class "A" non-combustible roofing material, double pane windows, attic vent meshing of less than 1/8 inch, and enclosing open eaves and decks to protect combustible spaces to ember intrusion.

Most of the Caughlin Ranch area is under the moderate to high-risk areas to homes. The highest risk is along the wildland urban interface to the west and south, where vegetative fuel loads are dense and topography varies.

Observations of the Caughlin Ranch community were made during this assessment to determine the existing ignition potential and opportunities to reduce the potential for ignition. Individual homeowners and the associated Homeowner Association can take specific actions to protect their homes, neighborhoods and community from encroaching wildfire.



Based on the risk to homes data, the 2026 City of Reno CWPP identified much of the Caughlin Community as an area of wildfire concern. The above map identifies area 2, 3 and 4 as planning areas that should be prioritized for mitigation actions to reduce risk to assets. This identification allows land managers and homeowners to better understand locations in the community that would benefit the most from wildfire mitigation and preparedness.

3.2 Wildland Fire History and Characteristics:

The City of Reno and surrounding region have experienced numerous wildfires in recent years, including the 2024 Davis Fire (5,824 acres); 2024 Gold Ranch Fire (625 acres); 2020 Pinehaven Fire (512 acres); 2017 Whites Fire (30 acres); 2016 Little Valley Fire (2,291 acres); 2011 Caughlin Ranch Fire (1,935 acres); 2007 Hawken Fire (2,700 acres); 2006 Verdi Fire (5,841 acres); 2004 Waterfall Fire (8,723 acres).

Two of these fires were specific to Caughlin Ranch. On November 18, 2011, just after midnight, 80 mile per hour wind gusts and blowing debris caused an arc in the power lines just to the south of Pinehaven drive, igniting a fast-moving wildfire that burned 1,935 acres and destroyed 28 structures. On November 17, 2020, at around 1 p.m., strong gusty winds again created a high voltage arc in the power lines south of Pinehaven drive. This fire burned 512 acres, destroyed 5 homes, and damaged 21 other structures.

The two common factors to these fires were extreme weather (wind) conditions and lack of defensible space. The path of the fire had dense fuel loads and the homes destroyed had flammable vegetation planted too close to the structure's exterior walls and entry points.

3.3 Social Vulnerability

The Federal Emergency Management Administration (FEMA) defines social vulnerability as the susceptibility of social groups to the negative impacts of natural hazards (e.g., wildfire), which include disproportionate death, injury, loss, or disruption of livelihood. A single hazard occurrence can bring about considerably different impacts for distinct individuals. Specific groups of individuals may be more susceptible to wildfire because of socioeconomic status, physical state, or other factors.

Elderly residents may have more difficulty in quickly evacuating during a wildfire event, which may make them more susceptible to entrapment. Caughlin Ranch does not have a designated senior/active-adult community. The demographic is mostly mixed throughout the community with a slightly higher percentage of seniors in the Caughlin neighborhoods of Caughlin Creek, Deer Creek, and the Cottages.

3.4 Fire Response and Jurisdiction

Caughlin Ranch is unique in that it falls under two jurisdictions. Property lines within the City of Reno limits are within the primary coverage areas of Reno Fire Department (primary stations 5 and 7). Property lines outside of the City lines are within the primary coverage areas of Truckee Meadows Fire Protection District (primary station 40).

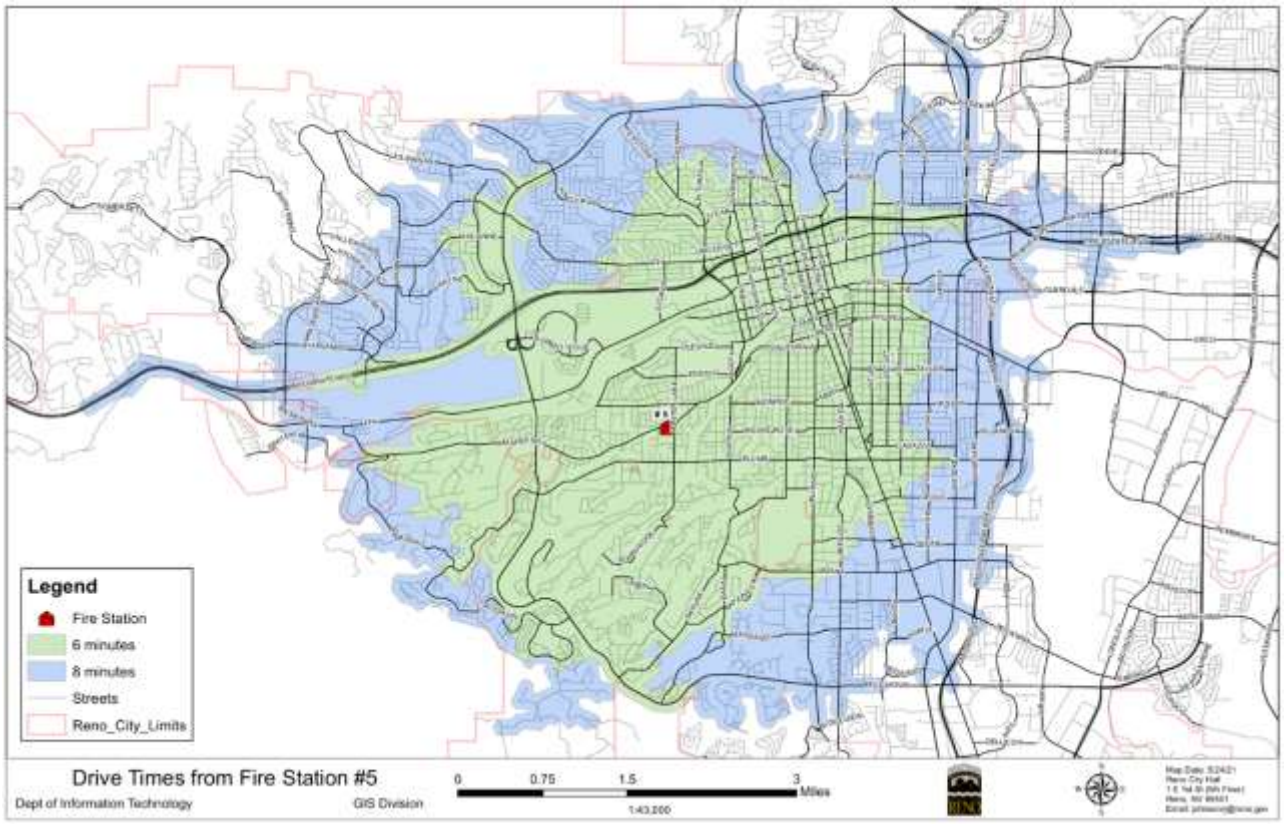
Both Fire Departments deliver all-risk emergency response including structural and wildland firefighting, technical rescue, hazardous-materials mitigation, and advanced life support. The Fire Prevention Bureaus conduct fire safety inspections, plan reviews, fire investigation, and public education to reduce fire risk and enhance community preparedness. The Reno Fire department has 15 fire stations and 300 full-time fire personnel, seven wildland engines (Type 3), and 15 structure engines (Type 1).

The Truckee Meadows Fire Protection District serves unincorporated areas of Washoe County. Truckee Meadows Fire has 11 fire stations, 195 full time fire personnel, 10 structure engines (type 1), 11 wildland engines (type 3), and five water tenders.

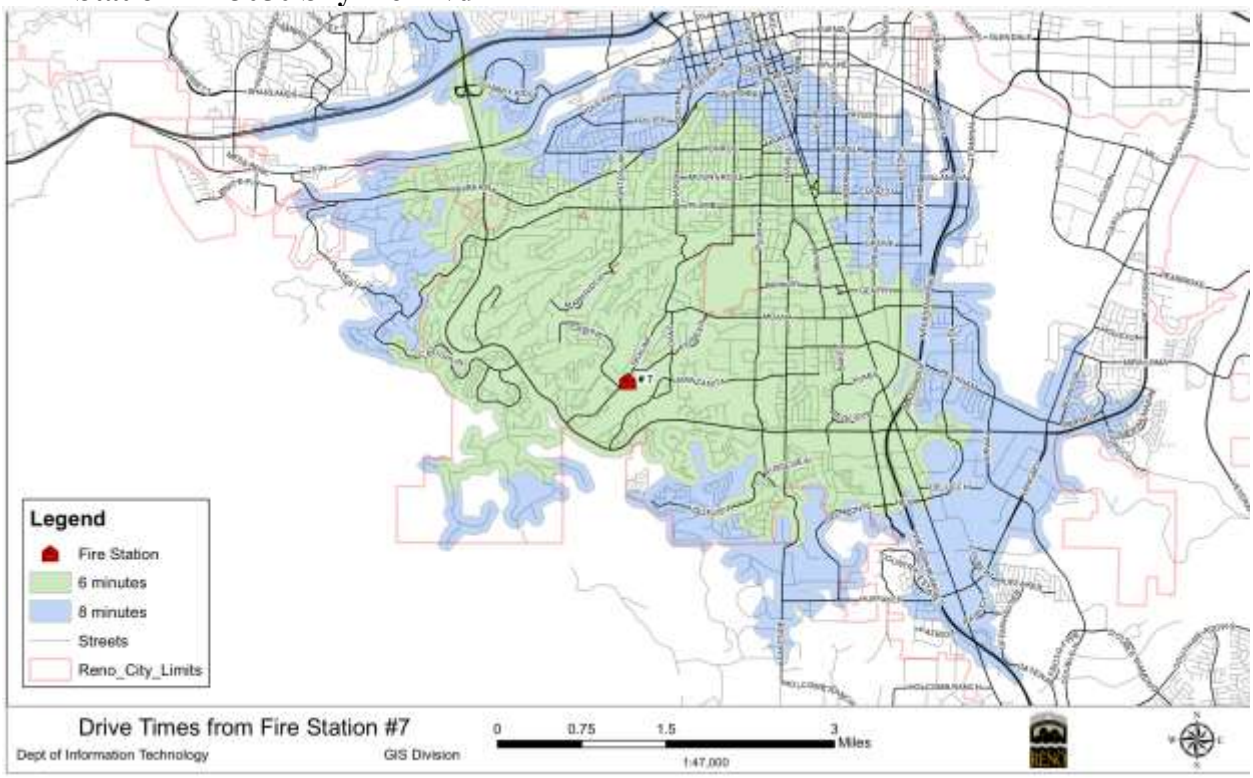
Currently, a comprehensive network of mutual aid and cost share agreements allow the closest available resources, regardless of jurisdiction, to respond rapidly to wildfire incidents. These agreements include local, state, and federal jurisdiction partners and ensure integration of fire suppression resources when any one agency's capacity is exceeded.

Most homes within Caughlin Ranch fall under an 8 minute response time from the closest fire station. Several of the older properties along the southwest borders of the community have a response time of greater than 8 minutes. The response times to the Caughlin Ranch area from each primary area station are as follows:

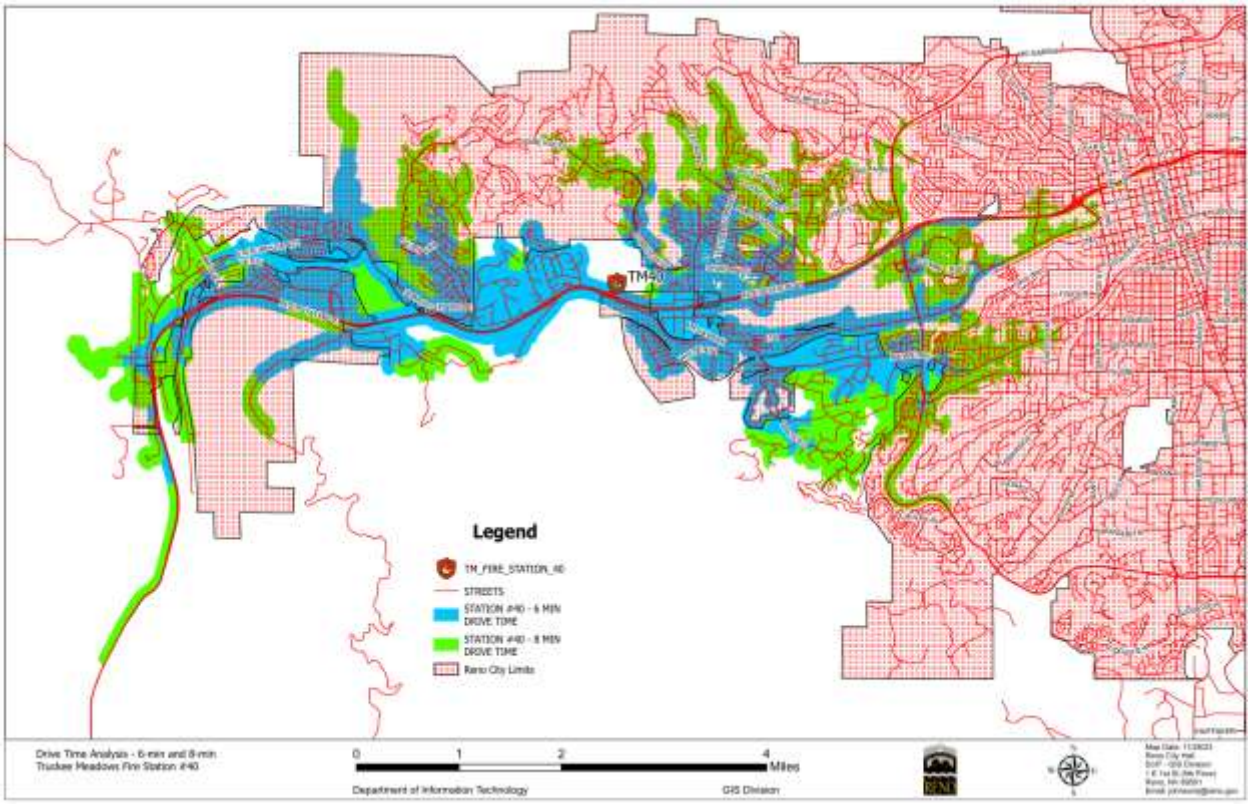
RFD Station 5 – 1500 Mayberry Drive



RFD Station 7 – 3050 Skyline Blvd

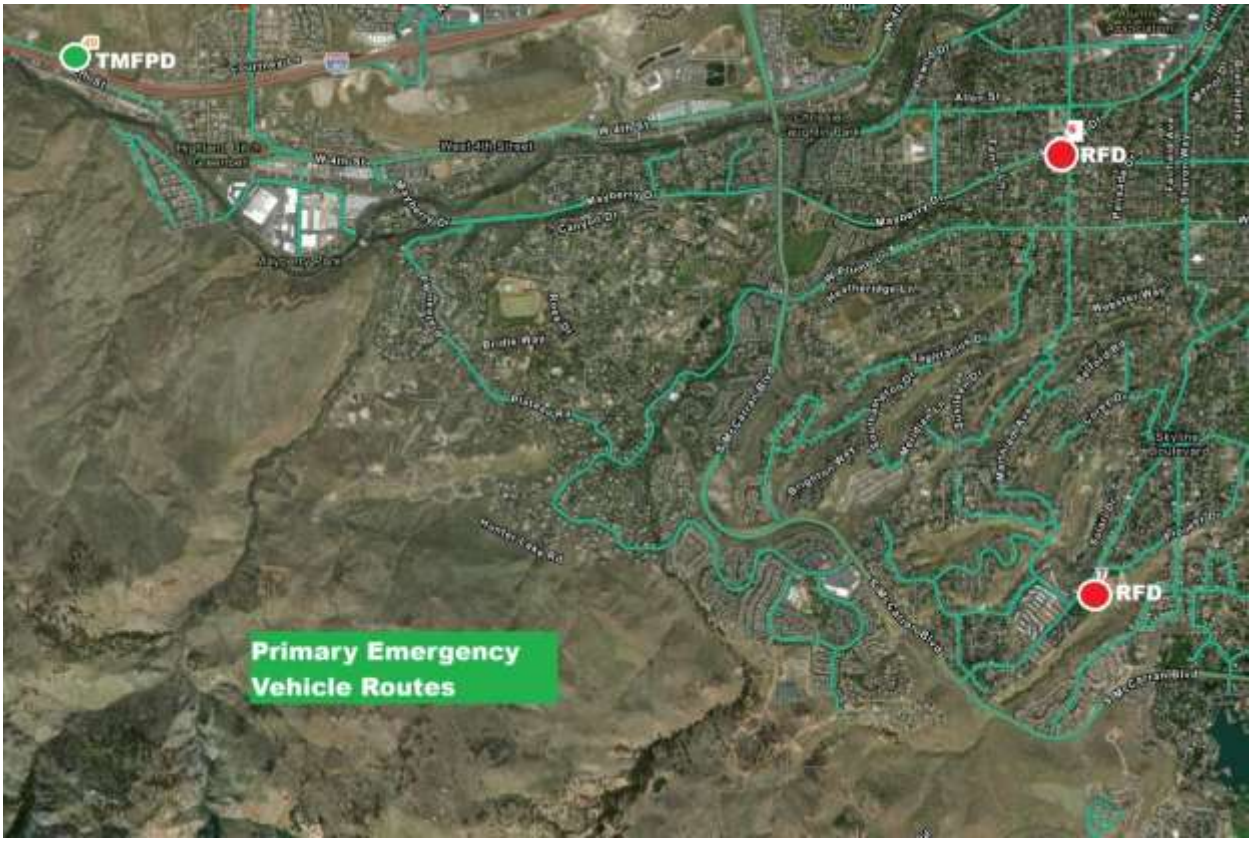


TMFPD Station 40 – Verdi/Mogul 10201 W 4th St, Mogul



3.5 Ingress and egress

Washoe County is dissected by two main transportation corridors: Interstate 80 (I-80) (east to west) and US Highway 395/580 (north to south). McCarran Blvd is the primary transportation corridor from Caughlin Ranch with multiple points of connectivity to both I-80 and 395. Within the community, feeder roads and streets connect to S. McCarran Blvd through two of the primary vehicle access routes; Caughlin Pkwy and Mayberry Drive.



Primary Emergency Vehicle Routes (PEVRs) are designated routes that are crucial for emergency vehicles to navigate efficiently to their destinations. These routes are identified in the above map and are important for ensuring that emergency services can respond quickly and effectively to incidents. PEVRs are also an important component to evacuation. PEVRs should be consistently maintained from obstructions and hazards that could cause any delay in emergency response or evacuation. PEVRs are priority roads for snow removal, maintenance, and traffic calming devices are typically prohibited.

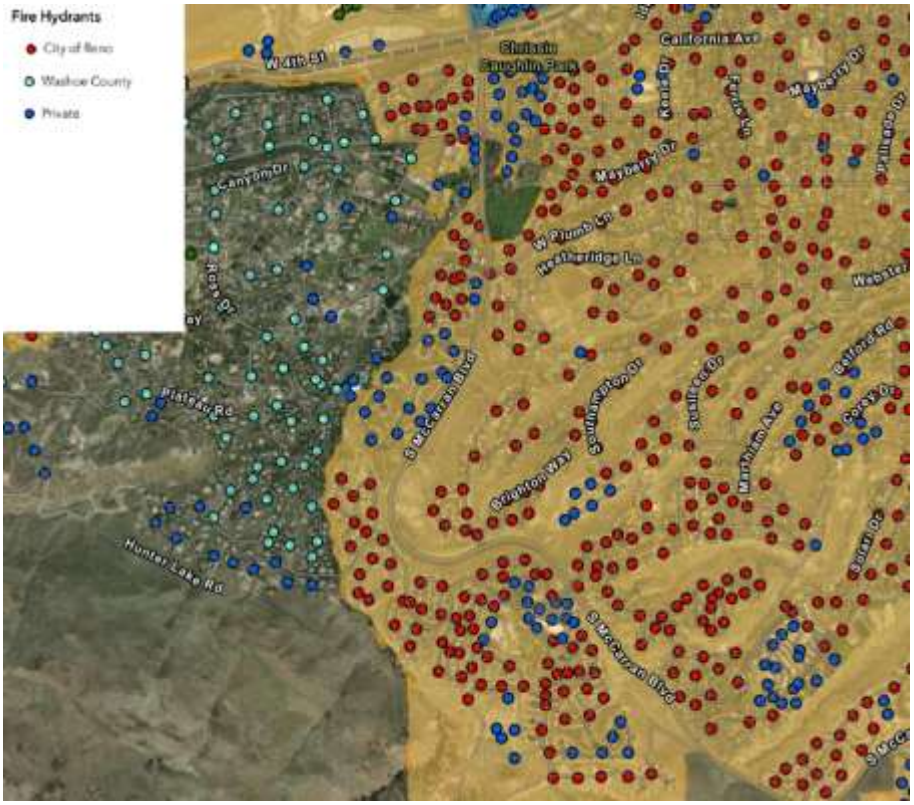
Smaller residential roads and long driveways feed into the PEVRs. Many of these roads are within or adjacent to the Wildland Urban Interface where fuel loads are dense. Many of these streets have a high risk of fire entrapment.

Entrapment is a situation where people are unexpectedly caught in a fire behavior-related, life-threatening position where planned escape routes or safety zones are absent, inadequate, or compromised.

SWCA environmental consultants developed a road entrapment analysis for the 2026 City of Reno Community Wildfire Protection Plan. It evaluated the proximity of roads to landscapes exhibiting high flame lengths within the planning area. Roads located within 25 feet of vegetation capable of producing flame lengths of 8 feet or greater were classified as having a high potential for entrapment. This analysis identified roadways along the west and southwest sections of Caughlin Ranch as posing significant risk to safe egress due to their adjacent location to high-flame-length landscapes.

The roads identified in this analysis should be mitigated to reduce entrapment risk with priority given to the Primary Emergency Vehicle Routes Caughlin Pkwy and Plateau Road.

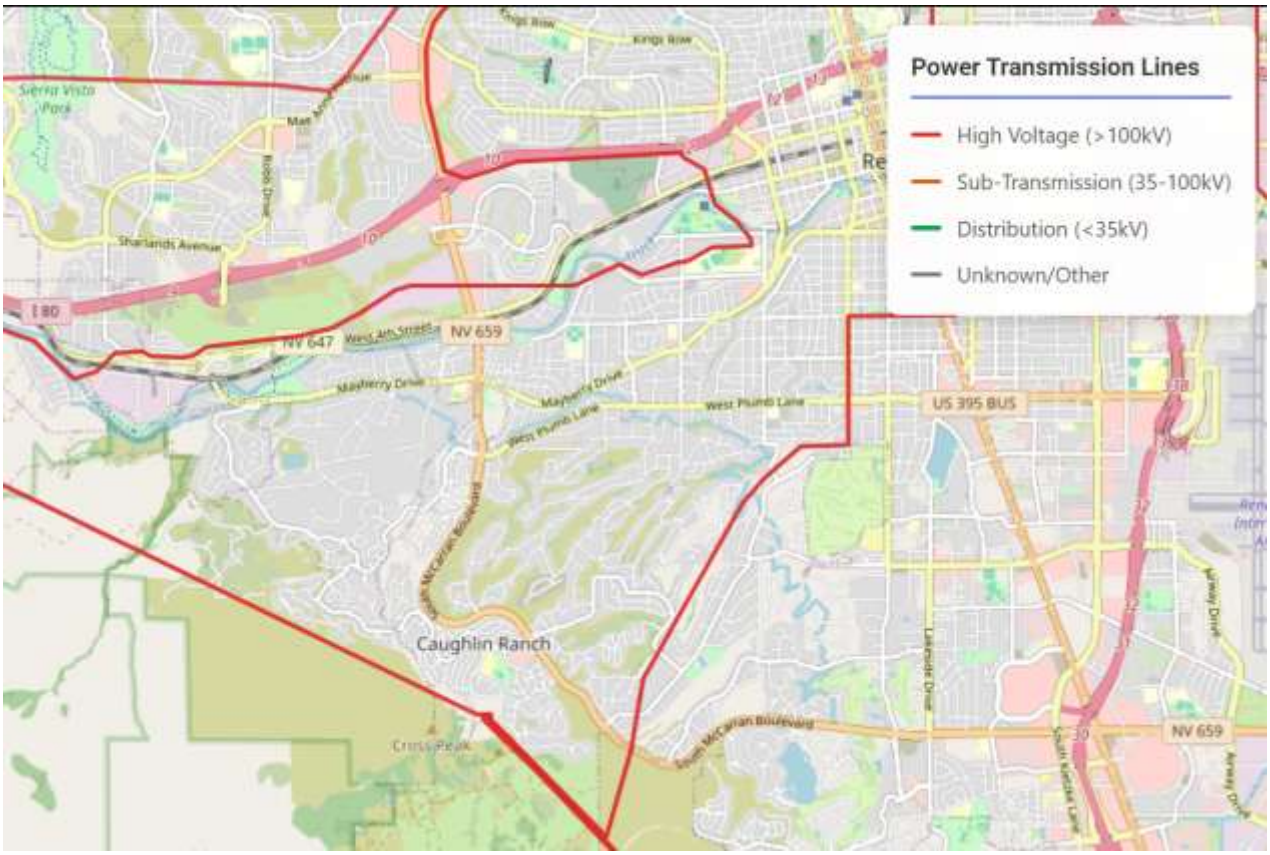
3.6 Water Supply



Fire suppression water is supplied and managed by Truckee Meadows Water Authority. Hydrants are located throughout the community within 1,000 ft of one another. Hydrants on public streets are managed by the jurisdiction for which they are located (Reno, Washoe County). Hydrants on private streets are managed by Caughlin Ranch Homeowners Association. Flow, testing, marking, and repairing on these private streets are the responsibility of the HOA.

3.7 Power and critical infrastructure

Power and gas are supplied by NVEnergy. At the south end of Pinehaven Road is a substation and a cell tower. A main high voltage transmission line runs east to west within Caughlin Ranch HOA. Overhead lower voltage distribution power lines run throughout other areas of the older community. Many of the newer developments are supplied by underground power cables. It should be noted that arcing at the transmission lines south of Pinehaven ignited the 2011 Caughlin and 2020 Pinehaven wildfires.



3.8 Homeowners Insurance cost increase and cancelations

Mostly because of rebuilding cost, recent fires in our region and higher risk levels of fuel load, some underwriters have stopped writing fire policies in local areas in Nevada that border the Wildland Urban Interface such as Caughlin Ranch.

According to the 2025 Insurance Market Report by the Nevada Division of Insurance, in 2023, wildfire concerns led insurers to decline renewal for 481 homeowner policies, which represented an 82 percent increase from the previous year. That same year, total home insurance policy cancellations and non-renewals in Nevada surged to nearly 158,000, while insurer denials of coverage due to wildfire risk more than doubled.

In June 2025, the Nevada Legislature passed A.B. 376. Starting January 1, 2026, insurers will be permitted to exclude wildfire coverage from standard homeowners' policies and offer it only as a separate, standalone product. As written, the legislation allows insurers to go even further by eliminating wildfire coverage entirely.

While the bill is intended to improve insurance availability in a high-risk environment, its provisions may leave many homeowners without essential protection. Some residents may not realize that wildfire coverage is no longer included in their standard policies.

Insurance companies are now requiring defensible space as a requirement to insure. Reducing ignition risks around homes by clearing vegetation and debris, especially within five feet of structures, is becoming critical for maintaining an insurance policy. Hardscaping homes with fire-resistant materials such as non-combustible roofing and upgraded vents are also being looked at. Neighborhood participation in the Firewise USA® certification program is one way to improve community safety and may improve a home's insurability.

4.0 Mitigation Action Plan

Based on data and analysis of the 2026 City of Reno Community Wildfire Protection Plan, the 2025 Washoe County Regional Hazard Mitigation Plan, and on-site field assessment, the following action plan is established. The recommendations are structured around the three main goals of the National Cohesive Wildland Fire Management Strategy:

1. Restore and Maintain Landscapes
2. Fire Adapted Communities
3. Response to Fire

4.1 Restore and Maintain Landscapes

The recommendations for the Caughlin Ranch community to restore and maintain landscapes focus on vegetation management and hazardous fuel reduction. The following recommended treatments are appropriate for fuels reduction throughout Caughlin Ranch community. Implementation of these fuels' reduction treatments will reduce the probability of wildfire but not eliminate the threats. Ongoing maintenance is needed to maintain treatment effectiveness, as well as achieving Fire Adapted Community status.

Hand Thinning & Maintenance

Hand thinning involves the use of manual labor and hand tools, including shears, loppers, hoes, handsaws, weed-eaters, chainsaws, etc. to cut, trim and remove vegetation from a specific site. Typically, a treatment area is designated, vegetation is modified and the resulting biomass is hauled off site, mulched, or burned. Hand thinning as a treatment is typically used on slopes too steep for mechanized equipment, or areas too small, inaccessible, rocky or sensitive for other treatment types.

Typically, shrubs and/or trees are selectively marked for trimming or removal to maintain aesthetics or ecosystem values while still reducing the threat of wildfire. Examples of treatment areas include pockets of vegetation around homes, steep slopes along roadways and trails, areas with exposed irrigation, and community parks. Ongoing maintenance is required to ensure the effectiveness of any fuel reduction treatment. A maintenance schedule should be developed in accordance with the vegetation type and desires of the community.

Mechanical

There are a variety of mechanical treatments available for larger scale treatment areas or areas that have equipment access. A trail corridor is an example where mechanical treatments could be used to create a shaded fuel break. A brush mower can be utilized in conjunction with a tractor for smaller areas or a masticator mounted on a track hoe are commonly used in western Nevada. There are numerous cutting heads for this equipment, customized for the vegetation type. There is no disposal of woody biomass, rather it is spread on site and serves as a mulch.

Design of a treatment area includes clear identification of the grass, shrubs or trees to be removed while retaining healthier vegetation in a mosaic pattern which leaves shrub islands allowing the maintenance of a natural appearance on the landscape.

Mechanical treatments should be carefully timed and should not occur when fuel moisture is low. Typically, this region's fire season starts in June and subsides in late November. Sparking can occur if rocks are hit by steel blades or with a masticator.

Grazing

Fuel reduction by grazing is more widely accepted than chemical and mechanical alternatives because it offers a solution that supports sustainability. It is also typically cheaper compared to other methods. Goats and sheep are the most common animal used in fire mitigation in this region.

When comparing goats and sheep for fire mitigation, both animals play a crucial role in reducing fire risks. However, they have distinct advantages and disadvantages:

Goats are smaller, more mobile, and can climb, which makes them easier to transport and use in higher numbers. Goats can reach places that other animals cannot, including trees and cliffs, and they consume the entire fire fuel ladder, recycling it back into the soil. They aerate the ground, and encourage native plant growth, leading to healthier ecosystems over time. Depending on the breed of goat, they typically will eat varieties of vegetation that may be less palatable to sheep.

Sheep are also effective in reducing fire risks but have different advantages. They are less mobile than goats and do not have climbing ability. They are typically used in areas that are difficult to reach by traditional vegetation management equipment. Sheep can also be used for various land management purposes, such as rangeland improvement and riparian and watershed management.

Caughlin Ranch currently uses grazing for fire mitigation. The grazing has been very successful and well received by the community in mitigation efforts parallel to McCarran Blvd., in the open space south of the community by the power lines, and in Rosewood Canyon.

Herbicide & Seeding

A common problem throughout much of northern Nevada and Great Basin is the spread of annual grasses, particularly flammable cheatgrass. Cheatgrass greens up early in the spring and dries out early, typically occupying sites that have been disturbed either through development or previous wildfire.

A second challenge is noxious weed infestations which invade disturbance areas. Noxious weeds are managed by the Nevada Department of Agriculture. To control and manage both annual grasses and noxious weeds, the use of specific herbicides followed by reseeding with native or adapted plant species that stay green throughout the fire season, has become an effective treatment tool.

The Nevada Division of Forestry can prescribe various herbicide treatments and wheatgrass flower seed blends specific to sites within the Caughlin Ranch Community.

The best practice to initiate the conversion process from cheatgrass-dominated sites to perennial plant species is to first apply a pre-emergent herbicide treatment that prevents the germination of cheatgrass or Medusahead grass for a period of 12 to 18 months before a competitive stand of adapted perennial grass and flower seed is planted. Once the perennial bunchgrass community is established to a density where it can out-compete cheatgrass, the fire-return levels go down, and natural plant succession processes can again proceed to allow the voluntary reintroduction of native shrub species back into the post-treatment plant community.

Preemergent herbicides that have been tested and proven effective in preventing the germination of both cheatgrass and medusahead grass for a 12-to-18-month period, includes: Plateau, Landmark XP, and Matrix SG manufactured by the BASF Corp., Bayer Corp Science LP, and DuPont, respectively. It is best to coordinate with the Nevada Division of Forestry or a State authorized contractor to verify the right product is used.

Herbicide application should be performed by a certified (and bonded) applicator authorized by the State of Nevada Department of Agriculture. The Contractor must strictly follow recommendations, restrictions, conditions, procedures and precautionary measures as stated on the EPA registered label and the supplemental labeling that addresses use on pasture and rangelands.

Herbicide application should be carefully conducted during calm early morning hours under low wind conditions as specified in the Manufacturer s label. Extreme care must be taken to avoid spray drift to adjacent property or surface water.

The application period should be carefully scheduled to occur in the fall, within six (6) weeks before the expected date when the soil freezes, and within two to three (2-3) weeks of normal predicted rainfall of a minimum of ½ inch. This application should not occur prior to October 1.

Roadway Fuel Treatment

Treatments along roadways are extremely important to create safer conditions for evacuees and first responders. This includes removing trees adjacent to the roadway, limbing remaining trees, and regularly mowing grass and shrubs.

The width of effective roadside fuel treatment (distance to the left and right of a roadway) depends on slope and type of fuel. Generally, more fuel should be removed from the downhill side of a roadway versus the uphill side as fire typically travels uphill at a faster rate.

Important aspects of all roadside fuel treatments include:

• Removing limbs overhanging the roadway to create at least 13.5-feet of vertical clearance. This allows emergency fire apparatus access.

• Removing trees alongside private roadways and long driveways to create a minimum of 20-feet of horizontal clearance. Public Streets should have a minimum of 24-feet of horizontal clearance.

• Removing trees to create at least 10-feet crown spacing between remaining trees within the identified roadside treatment zones.

• Removing all dead trees that could fall across the roadway and block traffic.

• Removing shrubs and regeneration that can serve as ladder fuels.

• Mowing grasses adjacent to the roadway.

• Remove slash from the site following fuel treatments.

Roadside treatments should be more aggressive along roadways that could experience extreme congestion.

The responsibility for conducting roadside fuel treatments depends on the location of the roadway. Landowners are responsible for treatments along their private driveways and property lines that butt up against public streets. HOAs and improvement associations can treat roadways they manage. The City of Reno and Washoe County can treat the City and County owned streets. Nevada Department of Transportation can mitigate in the rights-of-way along McCarren.

Because of the tight property boundaries along the primary emergency vehicle routes in the Caughlin Community, cooperation from private property owners is necessary for effective roadside fuel treatments.

The landscape in the Caughlin Ranch community is unique compared to the rest of Reno. A combination approach of firebreaks and shaded fuel breaks along the roadways is suggested. Shaded fuel breaks are more aesthetically pleasing and still provide a form of privacy to the neighboring properties. More information about fire breaks and different forms of fuel breaks can be found at the various information links located in Appendix A.

Fuel treatments of any of the above form require regular maintenance and are not a one-time investment. Monitoring and maintenance of fuel reduction should be part of future planning.

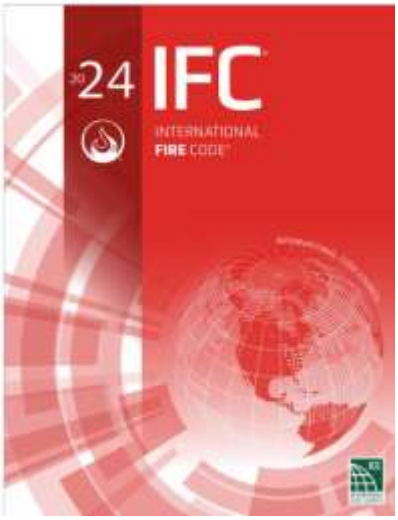
4.2 Fire Adaptive Communities and Education

Fire-adapted communities (FACs) are proactive in reducing wildfire risks through shared responsibility and collaborative efforts. They focus on identifying and mitigating wildfire risks before a wildfire occurs, ensuring that residents are well-prepared and can evacuate safely. Recommendations for fire-adapted communities include public education and outreach actions to reduce structural ignitability.

While fuels mitigation is essential, human behavior also plays a critical role. Lack of awareness, inaction, and unsafe practices significantly increase Wildland Urban Interface Risks.

Public education and hosting mitigation events expand community partnerships, build trust and broaden participation in risk reduction strategies. Examples of educational programs offered, and materials can be found in Appendix A of this document. The City of Reno Community Wildfire Protection Plan Appendix D and Livingwithfire.org contain guidelines for community events and motivation techniques for community engagement. Providing tools to the community, such as dumpsters for vegetation disposal, and promoting neighborhood workdays is an example of how the HOA can engage the community to participate in a shared goal for fire mitigation.

4.3 Response to Fire



Public education on emergency notifications and fire preparedness is vital for minimizing the community's reliance on fire departments during emergencies. This is particularly significant in the western and southwestern areas of Caughlin Ranch where response time exceeds 8 minutes, and fuel loads are denser. Collaboration between the Reno Fire Department and Truckee Meadows Fire Protection should be fostered to continually familiarize response to the unique terrain and correcting potential hazards.

The community can play a supportive role in fire mitigation and response efforts through proper home address identification, clearing hazardous fuels from exterior walls and home openings, and practicing evacuation routes.

It is also important that new development is compliant with current adopted fire codes within Reno and Washoe jurisdictions and required vegetation management plans are followed.

The Pines development is planned for the parcel south of Pinehaven Drive. This is the same area that both the Caughlin Fire and Pinehaven Fire travelled. Every effort should be made to have the power lines moved underground prior to development and verify two points of ingress and egress before development is complete to minimize evacuation and response hazards.

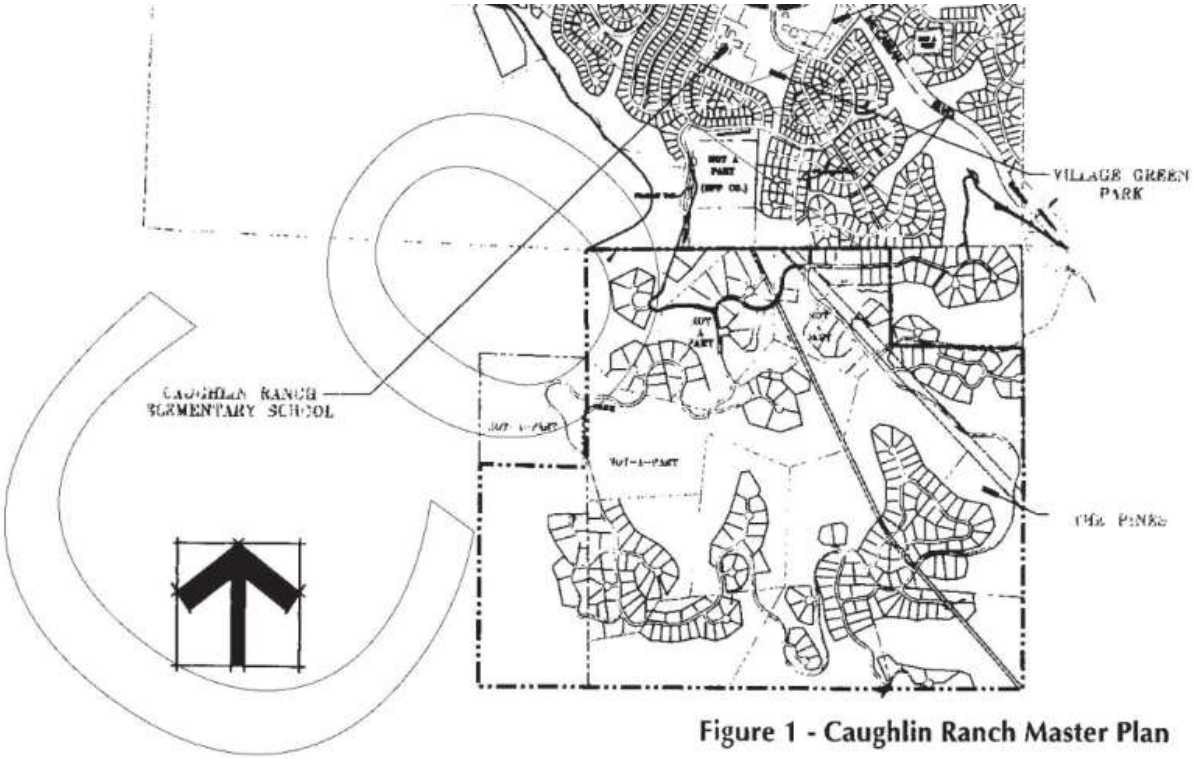


Figure 1 - Caughlin Ranch Master Plan

5.0 Recommendations and Priorities

The overall goal for Caughlin Ranch is to create a sustainable balance that will allow both residents to live safely while maintaining environmental, quality of life and recreational opportunities in the Wildland Urban Interface setting. It is important for individual homeowners and the community together, to balance fire protection measures against certain flammable components, primarily vegetation. These choices directly relate to the ignitability of their home ignition zones during a wildfire incident.

Specific project recommendations & priorities are identified below. Generally, the most hazardous fuel conditions throughout Caughlin are within the steeper draws, drainage channels and areas along the property lines that have not historically burned or been modified for development. These areas contain a continuous fuel bed that can carry a wildland fire into or out of the community. Within the planted landscape along roadways, behind homes and along trails, vegetation has matured overtime into a continuous fuel bed and is identified as a medium to high-risk wildfire hazard.

When applying fuel treatments, every effort should be made to align treatments with the Nevada Forest, Range, and Watershed Action Plan with consideration of all appropriate best management practices and sound science. In addition, treatments should be strategically located in areas to maximize the effectiveness of other existing and ongoing projects.

Community-wide fuels projects involve planning and funding. Appendix A contains information sites that provide various fuels treatment types and methods, including defensible space practices. Many projects may be eligible for grant funds available from federal, state, or private sources.

Funding mitigation work is often cited as the biggest barrier to action, however, some work can occur without funding. Property owners must take responsibility for mitigation actions on their own land and when they can, contribute in-kind or financially to the mitigation projects.

There are numerous resources for potential grants from various public agencies and private organizations. Examples of funding assistance sources include FEMA, USDA, USFS, EPA, NV Energy, TMWA, State Farm, and Allstate insurance. A current list of funding resources can be found in Appendix I (Funding Resources) of the 2026 City of Reno Community Wildfire Protection Plan. A link to this site is available in Appendix A of this document. Grant applications should be coordinated with the fire agency having jurisdiction to increase chances of award.

PROJECT RECOMMENDATIONS AND PRIORITIES FOR CAUGHLIN RANCH

Action Item #	Project Description	Methodology
CR-1	**Become a Firewise Adaptive USA Community** Create a board or committee of volunteers to represent Caughlin community, including residents and partners NDF, RFD, and TMFPD. Identify a resident leader who will be the program point of contact. Apply for Firewise recognition and implement recommendations identified in CWPP.	Organize through community meetings with assistance through Fire jurisdictions.
Lead, Monitoring and Maintenance Requirements: Nevada Division of Forestry and HOA representative will take lead. Required mitigation actions and annual data entry for certification will be responsibility of HOA representative.		
CR-2	**Implement Hazardous Fuels Reduction Along Critical Ingress/Egress Routes** Implement hazardous fuels reduction along critical roads (e.g., Primary Emergency Vehicle Routes and evacuation routes) and maintain completed roadside fuels reduction projects. Priority should focus on the high-risk entrapment areas along Caughlin Pkwy, Plateau Rd, and neighborhood feeder streets that have single ingress and egress points. Dense pockets of junipers next to the roads cause the highest risk of flame length along these routes. Monitor tree growth along McCarran Blvd between Plumb Lane and Skyline Blvd. Heavy tree growth under the power lines along the west side of McCarran north of Mayberry combines heavy fuel load with higher probability with ignition.	Implement fuels reduction projects along roadways using hand thinning, mechanical thinning, and debris removal to reduce fuel loads. Shaded fuel breaks are good options where mature trees are present. Some routes may require coordination with City of Reno, Washoe County, and Nevada Department of Transportation (McCarran). NVEnergy has funding available and may be able to assist with dense fuel loads under the power lines.
Lead, Monitoring and Maintenance Requirements: An HOA representative should be designated or appointed as a Mitigation Project Manager. The project manager should coordinate with the government entity controlling the roadway for mitigation assistance and funding. Educational workshops and information should be supplied to private property owners butting up against roadways. Once mitigated, vegetation growth should be monitored for potential herbicide treatment and fuel reduction maintenance every 2-3 years.		
CR-3	**Providing Defensible Space to Homes Along South McCarran Corridor** Implement hazardous fuel reduction on the slopes behind the homes located on S. Westpoint Drive, N. Westpoint Drive, S. Ranch Vista Ct., and Greensburg Circle. Currently, a 30-foot shaded fuel break extends from the property lines on much of the west side of Westpoint Drive. Due to the southwestern slope exposure, it is recommended that a shaded fuel break is extended to minimum 100 feet from property lines.	Implement fuels reduction projects using hand crews, mechanical equipment or grazing. Grant funding may be available.
Lead, Monitoring and Maintenance Requirements: An HOA representative should be designated or appointed as a Mitigation Project Manager. The project manager should coordinate with landscape or forestry crew to perform initial shaded fuel break work. Once established, maintenance can be performed by hand crews or grazing. Vegetation growth should be monitored for potential herbicide treatment and fuel reduction maintenance every 3 years.		

CR-4	**Implement Hazardous Fuel Breaks along Critical Infrastructure and Probable Ignition Sources** The power substation and transmission lines along the southern boundaries provide critical power to the region and provide an ignition risk during severe weather events. Remove vegetation and create a fire or fuel break within 100 feet of the Pinebluff Trail substation. A 100 foot fuel break should be created along the property lines behind Sierra Pine Drive. The high voltage transmission line that runs east to west along the southern boundary combined with the steep topography creates a higher probability of ignition.	Implement the fuel breaks using hand crews and mechanical equipment. Grazing under the fuel lines or use of hand crews is optimal based on location. Coordinate and establish a partnership with NV Energy, as they have financial resources and funding for fire fuel mitigation.
Lead, Monitoring and Maintenance Requirements: An HOA representative should be designated or appointed as a Mitigation Project Manager. The project manager should coordinate with landscape or forestry crew to perform initial fire or fuel break work. Once established, maintenance can be performed by hand crews or grazing. Contact NV Energy to create fuel break around sub-station. Vegetation growth should be monitored for potential herbicide treatment and fuel reduction maintenance every 2 - 3 years.		
CR-5	**Implement Hazardous Fuels Reduction in HOA owned island parcels on County side** Parcels between Caughlin Pkwy and Plateau Rd and between Caughlin Pkwy and Longknife Rd have heavy dense growth of Juniper Woodland and sagebrush. The walking path southeast of Ramrod Circle is also dense. Priority fuel reduction should be implemented in these areas by removing ladder fuels and proper vegetation spacing through selective tree and shrub removal.	Implement fuels reduction projects using hand thinning, mechanical thinning, mulching and debris removal to reduce fuel loads with heavier reduction along private parcel lines.
Lead, Monitoring and Maintenance Requirements: An HOA representative should be appointed as a Mitigation Project Manager. The project manager should coordinate with landscape or forestry crew to perform initial fuel reduction work. Once established, maintenance can be performed by hand crews. Vegetation growth should be monitored for potential herbicide treatment and fuel reduction maintenance every 3 years.		
CR-6	**Implement Hazardous Fuels Reduction in HOA owned island parcels on City side.** The parcels behind Foxcreek Trail and between Mountainshyre Rd and Aberfeldy Rd are dense with shrubs and ground fuels. Fuel reduction in these areas will lower the probability of ember drops and fire progression.	Implement fuels reduction projects using hand thinning, mechanical thinning, mulching and debris removal to reduce fuel loads with heavier reduction along private parcel lines.
Lead, Monitoring and Maintenance Requirements: An HOA representative should be appointed as a Mitigation Project Manager. The project manager should coordinate with landscape or forestry crew to perform initial fuel reduction work. Once established, maintenance can be performed by hand crews or grazing. Vegetation growth should be monitored for potential herbicide treatment and fuel reduction maintenance every 3 years.		

CR-7	**Monitor and Establish Fuel breaks on Southern Slopes** The south facing slopes behind Turning Leaf are steep and because of aspect, the existing fuels are heated by longer exposure to the sun. The slopes behind Hawkin Rd are north facing but also susceptible to longer sun exposure in the summer. The homes on this perimeter are on the front line if a wildfire was to encroach from the southwest, which typically follows wind patterns in late summer and early fall. Consider shaded fuel breaks in this area. Any fuel reduction in these areas should be carefully planned to prevent erosion problems.	Implement fuels reduction projects using hand crews or grazing. Trim ladder fuels on existing mature pines to prevent ground cover fires from developing into crowning fires. Grant funding may be available due to proximity to Forest Service.
Lead, Monitoring and Maintenance Requirements: An HOA representative should be appointed as a Mitigation Project Manager. The project manager should coordinate with forestry crew to perform initial shaded fuel break and reduction work. NDF forester should be contacted to review slopes for proper plant spacing and vegetation replacement for proper erosion control prior to work. Once established, maintenance can be performed by hand crews or grazing. Vegetation growth should be monitored for potential herbicide treatment and fuel reduction maintenance every 3 years.		
CR-8	**Mitigate Hazardous Fuels in Drainage Ditches.** Disrupt fuel continuity from open spaces to drainage ditches. Address cheatgrass near homes.	Implement fuels reduction projects using hand crews or grazing. Coordinate with private irrigation ditch companies, Washoe County Parks, and Truckee Meadows Water Authority.
Lead, Monitoring and Maintenance Requirements: Lead belongs to drainage ditch owners. Designated HOA project manager should contact private ditch companies, Washoe County Parks, and Truckee Meadows Water Authority and obtain a maintenance schedule for mitigation work. That schedule should be shared with HOA residents.		
CR-9	**Implement Invasive Species Control** Implement a comprehensive invasive species control program to manage and reduce the spread of invasive plant species that contribute to increased wildfire risk and ecosystem degradation (cheatgrass, medusahead). Priority areas include the burn scar areas along McCarran Corridor between Caughlin Pkwy and Skyline; south side of Rosewood Canyon, and the open slopes south and east of the Pinehaven road trailhead following Hunter Creek Rd.	Grazing and/or aggressive herbicide treatment followed by re-vegetation using native and fire-resistive seed mix blends on slopes for erosion control and prevention of invasive species re-establishment. Educate the residents about the importance of invasive species control and encourage participation in volunteer removal efforts on large private lots.
Lead, Monitoring and Maintenance Requirements: HOA representative should coordinate with Reno Fire Department to establish if areas identified have been treated with herbicide already with previous grant funding. Future funding may have already been granted for mitigation work in this area. If future grant funding has not been established, then a herbicide treatment should be applied and monitored the next year to verify effectiveness. Reapplication for second year may be necessary.		

CR-10	**Support Home Hardening Projects on Structures** Adapt existing structures within community boundaries (homes, garages, sheds, etc.) with fire-adapted building methods and materials. Individual home hardening projects may include but not limited to: installing new Class A roof, replacing roof gutters and downspouts with non-combustible, cover gutters with debris guards, install ember-proof type eave and crawlspace ventilation, replace decks with non-combustible materials or hardscape patio, replace combustible fencing within 5ft of structures, enclose space underneath bay windows, upgrade to noncombustible exterior doors, upgrade to fire-resistant (tempered) windows, install fire-resistant siding, enclose underside of eaves, etc.	Support homeowners with information and/or grant funds to pursue fire-hardening home retrofit projects. With education materials and a list of allowable projects, homeowners can pursue home improvements for fire-adaptation through certified contractors and request reimbursement minus match funds through grantor. Adapt acceptable projects and materials as acceptable WUI building standards change or new materials are developed.
Lead, Monitoring and Maintenance Requirements: RFD and TMFPD have educational resources and possible funding opportunities for private home hardening retrofitting.		
CR-11	**Establish Green Waste Disposal Events and Reduction Resources for Residents** Increase the availability and frequency of green waste drop-off events and resources to support resident volunteer defensible space efforts and reduce hazardous vegetation on private parcels. Residents are more willing to work towards a shared goal of community safety if free or low-cost tools are made available to them.	Provide Neighborhood dumpsters on established clean up days for residential vegetation reduction. Provide mobile or neighborhood-scale chipping programs. Both RFD and TMFPD have grant funded programs that may provide dumpsters and chippers to the community for free.
Lead, Monitoring and Maintenance Requirements: HOA representatives should coordinate with NDF, TMFPD, and RFD to establish quarterly clean-up and educational events. HOA manager should seek available funding through the various grants.		
CR-12	**Secure Funding to Manage HOA-Owned Open Space** Identify and pursue sustainable funding sources to support fuels management, defensible space, and vegetation maintenance.	Research and apply for grants and funding opportunities focused on wildfire mitigation, habitat restoration, and open space stewardship. Partner with conservation corps, volunteer crews, or contractors to implement treatments. Coordinate with Nevada Division of Forestry, Reno Fire Department, and Truckee Meadows Fire Protection District to leverage multijurisdictional grant applications.
Lead, Monitoring and Maintenance Requirements: HOA Manager or established HOA representative should coordinate with NDF, RFD, and TMFPD for application to the various available grants identified in the 2026 City of Reno CWPP appendix I.		

Community Evacuation Plan

Prepared by: Tray Palmer Fire Safety Consulting Services
Traypalmer1@outlook.com June 2025

Protective actions such as evacuation are extremely important in communities that border the Wildland Urban Interface. The Caughlin Ranch community has already been through two major wildfire events that destroyed many homes. This evacuation plan addresses the community's demographics, location, infrastructure, resources, and provides residents with a decision-making process for systematic preparation.

In an emergency it is easy to panic. Being prepared before wildfire happens and knowing when and how to evacuate will help keep you focused and able to act quickly in the event of a true emergency.

This document will supply the following basic information you will need to prepare your family for a rapid evacuation.

- **Creating a Wildfire Action Plan**
- **Creating a Family Communication Plan**
- **Creating an Emergency Supply Kit**
- **Creating an Evacuation Checklist**
- **Knowing your primary and secondary evacuation routes**
- **Knowing how to obtain accurate information during and after evacuation**

CREATE A WILDFIRE ACTION PLAN

Your Wildfire Action Plan must be prepared and familiar to all members of your household prior to wildfire. Create an evacuation plan that includes a designated emergency meeting location outside anticipated fire areas and develop a Family Communication Plan that designates an out-of-area friend or relative as a point of contact to act as a single source of communication among family members in case of separation.

FAMILY COMMUNICATION PLAN			
EVACUATION MEETING PLACE:			
OUT-OF-AREA EMERGENCY CONTACT PERSON IS:			
NAME:		**PHONE:**	
E-MAIL:		**ADDRESS:**	
PRIMARY EVACUATION ROUTE:			
SECONDARY EVACUATION ROUTE:			
RENO FIRE (NON-EMERGENCY)	775-334-2300	**TRUCKEE MEADOWS FIRE (NON-EMERGENCY)**	775-326-6000
RENO POLICE: (NON-EMERGENCY)	775-334-2677 775-334-2121	**WASHOE COUNTY SHERIFF (NON-EMERGENCY)**	775-785-9276 775-328-3001
YOUR INSURANCE AGENT:		**POLICY #**	
DOCTOR OFFICE:			
OTHER:			

Prepare your Emergency Supply Kit

Duffle bags or backpacks work great for storing the following items and are quick to grab. Storing food and water in a tub or chest on wheels will make it easier to transport. Keep it light enough to be able to lift it into your car.

☑	EMERGENCY SUPPLY KIT (Go-Bag)
Suggested Contents:	
	Face masks or coverings
	Three Day supply of non-perishable foods (Don't forget can opener)
	Three gallons minimum of water
	Prescriptions or special medications
	Change of clothing, weather and season appropriate (don't forget shoes)
	Extra eyeglasses or contact lenses
	Spare battery chargers for phone and laptop
	Extra set of keys (car and house)
	Credit Cards and Cash
	First Aid Kit
	Flashlight
	Battery powered radio with extra batteries
	Sanitation Supplies
	Copies (digital or hard copy) of important documents (birth certificates, passports, insurance, etc..)
	Pet food and pet medications
Items to take if time allows:	
	Easily Carried Valuables
	Family photos and irreplaceable items
	Personal computer information on hard drives and thumb drives
Other Family additional Supply needs	
Keep a sturdy pair of shoes and a flashlight near your bed or by front door in case of a sudden night evacuation.	

PRE-EVACUATION STEPS

When evacuation is anticipated, follow this checklist (if time allows):

☑	WILDFIRE EVACUATION CHECKLIST
OUTSIDE	
	Gather flammable items from the exterior of the house and bring them inside (patio furniture, children's toys, door mats, trash cans, etc.).
	Turn off propane tanks.
	Move propane BBQ appliances away from structures.
	Connect garden hose to outside water valves or spigots for use by firefighters. Fill water buckets if you have them, and place them around the house.
	Turn off sprinklers and running water; leaving them on can affect critical water pressure.
	Leave exterior lights on so your home is visible to firefighters in the smoke or darkness of night.
	Put your Emergency Supply Kit (go-bag) in your vehicle.
	Back your car into the driveway with vehicle loaded and all doors and windows closed. Carry your car keys with you.
	Have a ladder available and place it at the corner of the house for firefighters to quickly access your roof.
	Close or seal attic and ground vents with pre-cut fire-resistant boards or commercial heat resistance seals.
	Monitor your property and the fire situation. Don't wait for an evacuation order if you feel threatened and need to leave.
	Check on neighbors and make sure they are prepared to leave.
INSIDE	
	Shut all windows and doors, leaving them unlocked.
	Remove flammable window shades and curtains.
	Move flammable furniture to the center of the room, away from windows and doors.
	Shut off gas at the meter or tank. Turn off pilot lights.
	Leave your lights on so firefighters can see your house under smoky conditions.
	Shut off the air conditioning or heater.
	Locate your pets and keep them nearby and ready to go.

WHEN TO EVACUATE

Leave when evacuation is recommended by fire officials to avoid being caught in fire, smoke, or road congestion. You don't need to wait to be ordered by authorities to evacuate.

Fire officials will determine the areas to be evacuated and escape routes to use depending upon the fire's location, behavior, winds, and terrain. You will be advised of potential evacuations as early as possible. Follow evacuation directions immediately.

To protect yourself from flying embers, consider long pants, a long-sleeved shirt, closed-toed shoes, hat, face cover, and glasses. Clothing made of 100% cotton is preferable.

COMMUNICATION and INFORMATION DURING THE FIRE

You must take the initiative to stay informed and aware. Listen to your radio/TV for announcements. You may be directed to temporary assembly areas to await transfer to a safe location. The terms "Warning" and "Order" are used to describe evacuation orders. However, local jurisdictions may use other terminology such as "Precautionary" and "Immediate Threat." These terms are used to alert you to the significance of the danger. All evacuation instructions provided by officials should be followed immediately for your safety. If you see a fire approaching, however, don't wait for notification. Go!

Washoe County Partners with the Cities of Reno and Sparks to institute a notification system, Smart911, for use in times of crisis. The Smart911 cloud–based system relays emergency messages simultaneously through various methods. **Sign up by visiting: www.smart911.com**

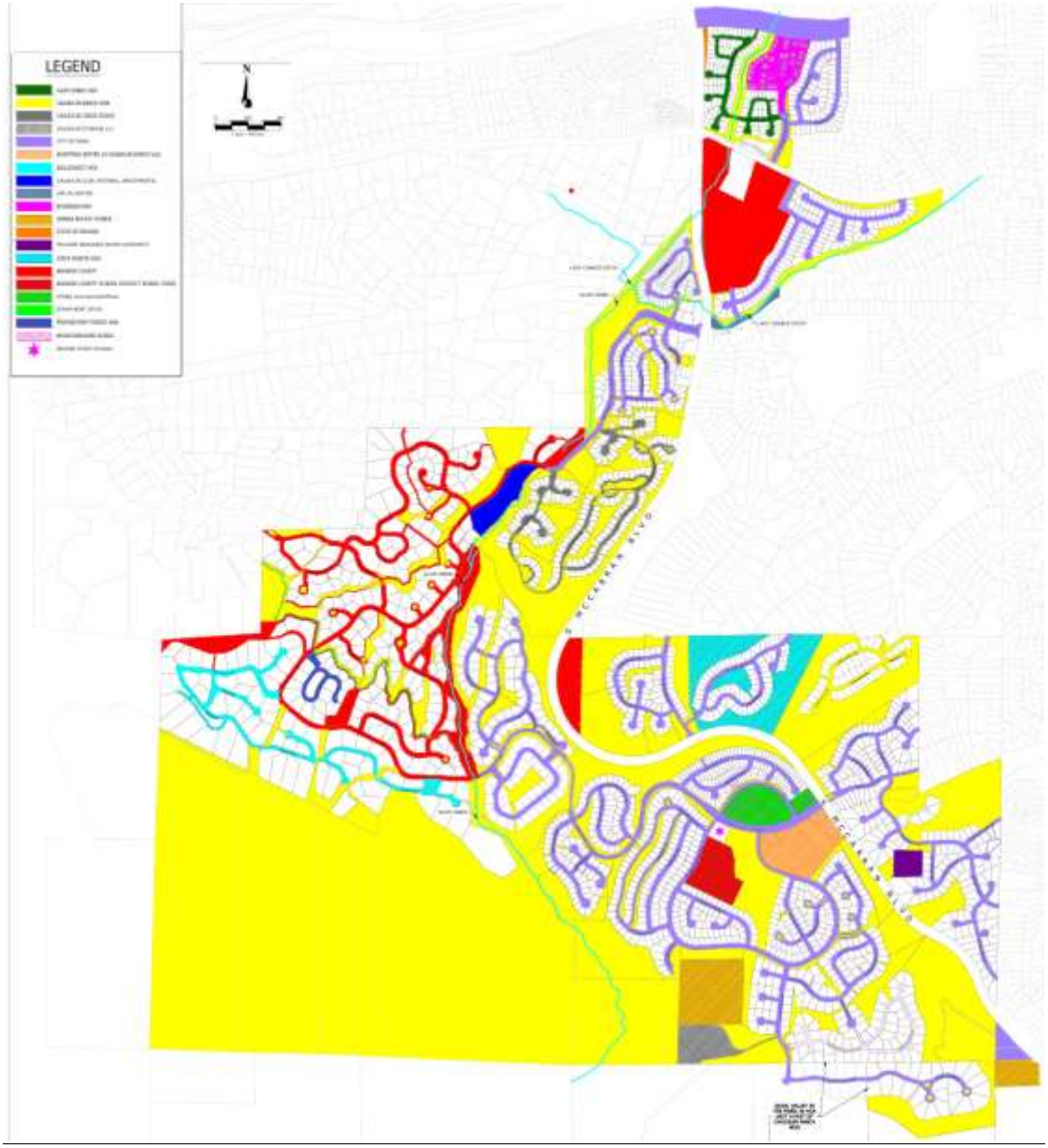
When a crisis occurs, local public safety officials use a few methods to alert the public:

1. **The Emergency Alert System (EAS). This system delivers messages via broadcast on radio and television.**
2. **Wireless Emergency Alerts (WEA). These messages come to your cell phone via text and voice.**
3. **Reverse-dial. A pre-recorded message is sent to your landline.**
4. **Email. By signing up Smart911 you can choose to receive notifications via email. Sign up by visiting: www.smart911.com**
5. **Social & Traditional Media. Follow us on Twitter and Like us on Facebook**

The following web sites and social media platforms are also used to relay information quickly:

- https://app.watchduty.org/
- https://perimetermap.com
- https://wfca.com/fire-map
- https://www.nevadafireinfo.org/
- https://inciweb.wildfire.gov/incident-information
- https://www.2news.com/
- https://mynews4.com/
- https://www.kolotv.com/
- https://www.rgj.com/
- https://www.weather.gov/rev/

EMERGENCY ROUTES

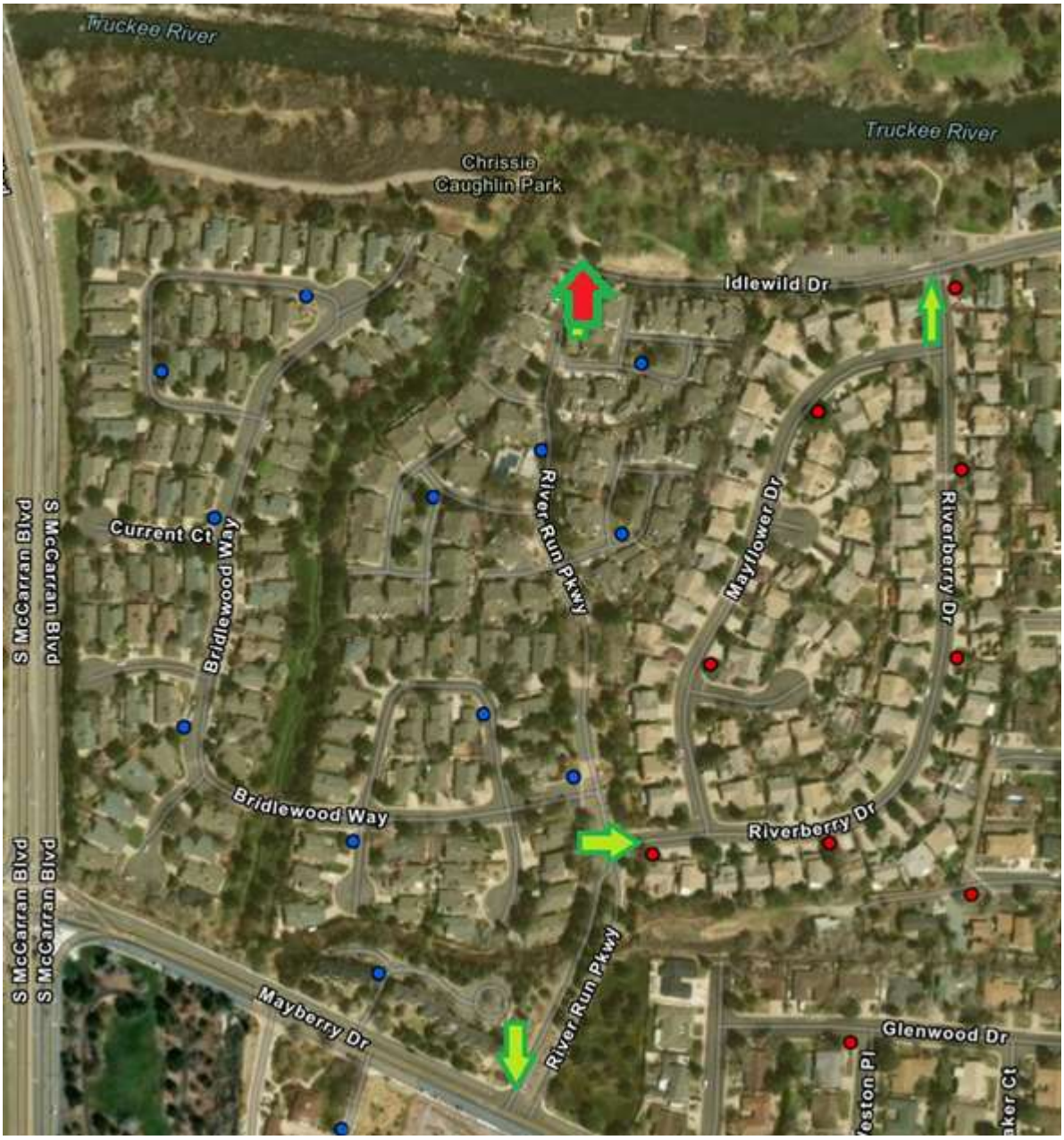


There are multiple roads that lead to main vehicle emergency routes of McCarran Blvd, 4th street, Mayberry Drive, Moana Lane, and Plumb Lane. Depending on where you live will dictate the quickest way to leave the community. It is important to know the alternate egress routes in case your primary exit is blocked.

RFD and TMFPD do not specifically recommend evacuation routes, and in the event of a large-scale evacuation, local law enforcement will determine and communicate primary evacuation route(s).

The following maps identify the primary routes, secondary routes, and emergency access gates that may be used in the event of an emergency evacuation. KNOW YOUR ZONE!

ZONE 1	CITY



Primary Route 1 – River Run Pkwy to Mayberry Drive

Primary Route 2 – Riverberry Drive to Idlewild Drive

Secondary – River Run Pkwy to Idlewild Drive

ZONE 2	CITY

Primary Route 1 – Eastwood Drive to Mayberry Drive (Main entrance)
Primary Route 2 – Bramble Drive to Mayberry Drive
Primary Route 3 – Homewood Drive to W. Plumb Lane

ZONE 3	CITY

Primary Route 1 – Greensburg Circle to S. McCarran Blvd
Primary Route 2 – Southampton to Brighton Way to Greensburg Circ to McCarran Blvd
Secondary -Bridgewater Drive toward Plumb Lane through various streets
Secondary -Meridan Way towards Cashill Blvd or Plumb Lane through various streets

ZONE 4	CITY

Primary route 1 – Cashill Blvd to S McCarran Blvd.
Primary route 2 – Skyline Blvd to S McCarran Blvd.
Secondary – Skyline Blvd to Moana or Plumb Lane
Secondary – Skyline View Drive to Cashill Blvd.

ZONE 5	CITY

Primary Route 1 – Caughlin Pkwy to S McCarran and Cashill Blvd.

Secondary – Caughlin Pkwy to S McCarran and Plumb Lane.

ZONE 6	COUNTY
	
Primary Route 1 – Caughlin Pkwy to S McCarran and Cashill Blvd.	
Primary Route 2 - Caughlin Pkwy to S McCarran and Plumb Lane.	
Secondary – Plateau Road to Mayberry Drive.	

ZONE 7	COUNTY

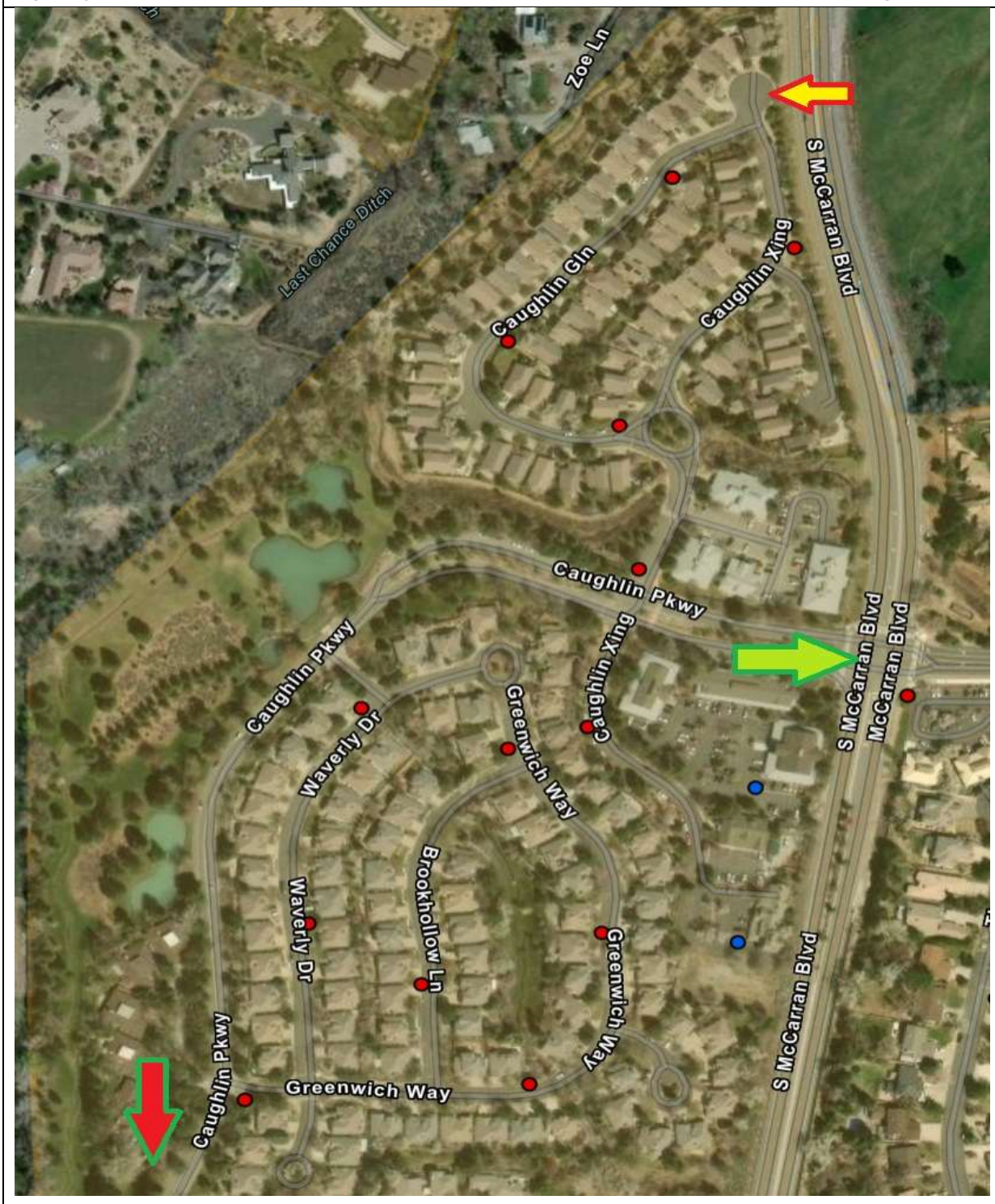
Primary Route 1 – Caughlin Pkwy to S McCarran and Plumb Lane.
Primary Route 2 – Plateau Rd to Caughlin Pkwy.
Secondary – Ross Drive toward Mayberry
Secondary – Plateau Road to Mayberry
Secondary – Caughlin Pkwy to S McCarran and Cashill Blvd

ZONE 8	CITY

Primary Route 1 – Caughlin Pkwy to S McCarran and Plumb Lane.

Secondary - Caughlin Pkwy to S McCarran and Cashill Blvd.

ZONE 9	CITY



Primary Route 1 – Caughlin Pkwy to S McCarran Blvd and Plumb Lane.

Secondary – Caughlin Pkwy to S McCarran and Cashill Blvd.

Emergency Access Gate – S McCarran and Caughlin Glen.

WHAT TO DO IF TRAPPED:

Stay Calm and call 911.

WHILE IN YOUR VEHICLE:

• Park your vehicle in an area clear of vegetation.

• Close all vehicle windows and vents. If possible, cover inside of windows with a wool or cotton blanket to minimize radiant heat.

• Cover yourself with a wool or cotton blanket or jacket.

• Lie on vehicle floor.

WHILE ON FOOT:

• Go to an area clear of vegetation, a ditch, or depression on level ground, if possible.

• Lie face down and cover up your body.

• If near a body of water—pool, creek, pond, lake, etc.—seek safety in the water or use it to keep distance away from the fire. Be careful not to be swept away by moving water or get too deep.

WHILE IN YOUR HOME:

• Stay calm and keep your family together.

• Fill sinks and tubs with cold water.

• Keep doors and windows closed but unlocked.

• Stay inside your house.

• Stay away from outside walls and windows.

• Turn on lights so emergency officials know you are inside.

APPENDIX A

References and Educational Resources

	Topic	Site
	City of Reno Community Wildfire Protection Plan Appendix D: Homeowner Education, Action, & Resources Appendix G: Fuel Treatment Types and Methods Appendix I: Funding Sources	https://city-of-reno-cwpp-cityofreno.hub.arcgis.com/
	2025 Washoe County Regional Hazard Mitigation Plan	www.washoecounty.gov/em/files/PDFs/Washoe-County-Regional-Hazard-Mitigation-Plan-2025---State-Approved.pdf
	Preparing For Wildfires, Home Hardening, Defensible Space Strategies, Evacuation	https://readyforwildfire.org
	USDA and USFS Fire Risk Data and Mapping	https://wildfirerisk.org
	Defensible Space, Home Hardening, Education Publications: Wildfire Retrofit Guide Defensible Space Guide Choosing the Right Plants	https://www.livingwithfire.org

	**Organizing and how to become a certified Firewise USA Community**	**https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA**
	**Wildfire Mitigation Best Management Practices, Community Participation Methods and strategies, Mitigation Event Ideas**	**https://co-co.org/community-wildfire-mitigation-best-practices-toolbox**
	**Nevada Forest, Range, and Watershed Action Plan 2020**	**https://forestry.nv.gov/natural-resource-management/state-frwap**
	**Fuels Break Guidelines for Communities: Fire Breaks vs Fuel Breaks Shaded Fuel Breaks Fuel Reduction Techniques**	**https://static.colostate.edu/client-files/csfs/pdfs/fuelbreak_guidellines.pdf**
	**Wildfire Evacuation Guidelines**	**https://www.usfa.fema.gov/wui/outreach/wildfire-evacuation.html**

APPENDIX B

Glossary of Selected Wildfire Management Terms

Annual Grass Treatment: The purpose of this treatment is to reduce the volume of flashy fuels associated with annual grass growth (e.g., cheatgrass and Medusahead grass). Fuel reduction can be accomplished by grazing, hand or mechanical treatment of plant biomass or herbicide treatment. Preemergent herbicides can be applied near residential areas at the proper rates and following all label instructions to inhibit seed germination. After plants have started growth, mowing or weed-eating and removal of annual grasses before seed maturity reduces the amount of fine-fuels during the summer fire season, limits seed production, and reduces the potential for annual grass germination in the following year.

Defensible Space: Defensible space is the buffer between your structure and the surrounding area. Adequate defensible space acts as a barrier to slow or halt the progress of fire that would otherwise engulf your property. It also helps ensure the safety of firefighters defending your home. There are three zones within a proper defensible space model. Zone 0 (critical zone) is the first five feet from the home and should be clear from all combustibles. Zone 1 (keep it lean, clean, and green zone) is 30 feet from the dwelling where focus is on removing dead plants and creating space between trees and shrubs. Zone 2 continues fuel reduction and spacing of vegetation 100 feet from the structure.

Fine-Fuels: Fast-drying fuels, generally with a comparatively high surface area to volume ratio, which are less than ¼ inch in diameter and have a time lag of one hour or less. These fuels ignite readily and are rapidly consumed by fire when dry.

Fire Behavior: The way a fire reacts to the influences of fuels, weather, and topography.

Firebrands: Pieces of burning material carried on the wind ahead of an advancing wildfire that, in extreme cases, can ignite spot fires up to a mile removed from the flame front. Firebrands are more commonly referred to as embers.

Fire Break: A strip of land cleared of brush, trees, and fine fuels down to the mineral soil.

Fire Frequency: The number of times that fires occur within a defined area and time.

Fire Hazard: Vegetative factors that can affect the intensity and rate a fire spread as well as urban factors that can facilitate or inhibit public safety and the containment of a fire in an interface area.

Fire Regime: A term used by fire ecologists to describe the recurrence and intensity of fire relative to a specific plant community.

Fire Return Interval (or fire interval): The period between fires in a defined area, usually at the scale of a plant stand or a small landscape area.

Fire Risk: Potential ignition sources and factors that facilitate ignition of wildfires.

Flashy Fuels: Fuels such as grass, weeds, leaves, pine needles, duff and litter. Flashy or flash fuels ignite readily and are consumed rapidly when dry. It is also called fine-fuels.

Fuel Bed: The array and composition of fuels in terms of fuel loading, depth, and particle size in a natural setting.

Fuel Break: Fuel breaks are constructed in strategic locations where a cover of dense, heavy, or flammable vegetation has been permanently modified to a lower fuel volume or reduced flammability. Fuel break construction may include removing, controlling, and replacing highly flammable vegetation with more fire-resistant species. Locating fuels breaks require strategic planning and regular maintenance is required to maintain their effectiveness over the long-term.

Fuel Loading: The amount of fuel present expressed quantitatively in terms of weight per unit area.

Fuel Reduction Treatment: This treatment involves strategically locating blocks of land near or within communities where flammable vegetation has been permanently modified to a lower fuel volume or reduced flammability.

Fuel Type: An identifiable association of fuel elements of a distinctive plant species, form, size, arrangement, or other characteristics that cause a predictable rate of fire spread or difficulty of control under specified weather conditions.

Home Hardening: A term used to describe vegetation management compliance and building materials used to resist the intrusion of flames or embers projected by a wildland fire. It can be applied to new construction or for retrofitting an older home. Home Hardening considers the relationship between your home and its exposure to nearby combustible features such as vegetation, vehicles, accessory buildings, or even miscellaneous structures like a fence.

Home Ignition Zone: See “Structure Ignition Zone”.

Occluded Interface: This condition is usually within communities or cities where there are small islands of wildland fuels such as parks or open space. There is a clear boundary between the community and the wildland vegetation.

Shaded Fuel Break: A Shaded Fuel Break is a linear ribbon of land where certain understory plants and small trees are removed to reduce the continuity of horizontal and vertical fuels, and mid-sized and large trees are pruned to slow the spread and reduce the intensity of fires. Networks of Shaded Fuel Breaks are located on ridge tops, along roads, or

near high-value community resources, such as dense residential areas, water reservoirs, and high-risk ignition sources such as power lines and roads.

Structure Assessment: This assessment includes elements and condition of objects within the structure ignition zone (i.e., the fuels and vegetation in the yard and adjacent to the structure, roof environment, decking and siding materials, prevailing winds, topography, fire history, and related conditions) with the intent of mitigating hazards and risks from wildland fire.

Structure Ignition Zone: The "zone" includes the structures and their immediate surroundings 0–200 ft (0–60 m). Under some conditions, 100 ft (30 m) or less around structures might be enough distance to treat, while intense fire potential in heavier fuels might require the surroundings to extend to 200 ft (60 m) from the structure. The area and shape of the structure ignition zone is site-specific. Home ignition zone is a term used when referring to dwellings and noncommercial structures.

Wildland-Urban Interface: The line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.