

From: [Planning Counter](#)
To: [Kerfoot, Lacey](#); [Weiche, Courtney](#)
Subject: FW: Agenda item 8C. Master Plan Amendment Case Number WMPA22-0005 (Verdi SOI Rollback) [
Date: Monday, May 2, 2022 2:51:17 PM

-----Original Message-----

From: Abbie Shelton <abbienshelton@gmail.com>
Sent: Friday, April 29, 2022 2:47 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Agenda item 8C. Master Plan Amendment Case Number WMPA22-0005 (Verdi SOI Rollback) [

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear County Commissioners,

I am writing in opposition of agenda item 8 C. Master Plan Amendment Case Number WMPA22-0005 (Verdi SOI Rollback). I am unable to attend the meeting in person on May 3rd.

As a resident of Mogul I strongly oppose any industrial development in this area. Mogul is a residential neighborhood and cannot support the traffic that would be generated by the proposed changes and future development. The freeway on/off ramps are not designed to accommodate high volumes of traffic especially commercial vehicles.

As a lifetime Reno resident, I can tell you that Mogul is a little bit of the small town feel that used to encompass Reno as a whole. Our children are safe to ride their bikes on these roads. Our families walk our dogs down the access road to the river where they can play in the unpolluted waters. Members of this community still ride their horses through the streets to trails in the area. Mogul is a safe, close knit community which would be sacrificed should this proposal be approved.

Please deny the request for the Reno Tahoe business gateway industrial/mixed use zoning change.

Very Respectfully,
Abbie Shelton
45 Bitterbrush Road
Reno 89523

Sent from my iPhone

From: [Planning Counter](#)
To: [Kerfoot, Lacey](#); [Weiche, Courtney](#)
Subject: FW: Mogul development
Date: Monday, May 2, 2022 2:51:38 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

From: nvnugget@charter.net <nvnugget@charter.net>
Sent: Monday, May 2, 2022 6:36 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Mogul development

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I strongly oppose the industrial zoning and development to be proposed at the May 3rd meeting. I have lived in Mogul over 30 years. This is a residential area and expansion to industrial will compromise the safety of the residents.

The intersection of Exit 7 would not be able to safely manage an increase in truck traffic and present safety hazards to residents both driving in the area and those who are walking/biking. We have seen road closures with traffic accidents multiple times a year with trucks using our exits and becoming stuck on our residential roads. As law indicates providing safe passing distance of bikers, can you imagine what this will do with large trucks on our intersection and roads. The Mogul road is a corridor to recreational access to the river. There is a volume of walkers with animals and bikers with children along this road.

Please don't approve this "mixed employment" land use. Stand up for our community. Preserve our community flavor and above all don't place your families, who you are charged to protect, in compromise! Stand up for Nevada. We do not want to be California!

Bob and Nancy Snellgrove

From: [Kathryn Nelson](#)
To: [Lloyd, Trevor](#); [Kerfoot, Lacey](#)
Subject: Fwd: WMPA22-0005 (Verdi SOI Rollback) May 3rd
Date: Monday, May 2, 2022 8:44:21 AM

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Sent from my iPhone

Begin forwarded message:

From: Emanuela Heller-MacNeilage <emanuelahellermacneilage@gmail.com>
Date: May 1, 2022 at 7:43:44 PM PDT
To: larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphilips@yahoo.com
Cc: Kris Engstrom <khallengstrom58@gmail.com>
Subject: WMPA22-0005 (Verdi SOI Rollback) May 3rd

Dear Kate Nelson, Francine Donshick, Sara Chivilicek, Pat Philips, Larry Chesney, Larry Peyton, Michael Flick

We would like to invite every single one of you to a quick site visit on Mogul Road before the meeting on Tuesday, May 3rd, especially if you have not been out here yet. Residents of Mogul would like to talk to you about the SOI removal and industrial zoning. The City had put a mixed-employment land use over the industrial zoning, which would translate to "commercial" zoning in the County. The applicant S3 (who is not the owner), initiated the premature SOI rollback before this intended land use could be implemented. The surroundings have changed since those lots have been zoned industrial: The lots are surrounded by residential areas.

This area involves a dangerous 5 way intersection with an ungated railroad crossing, bus stop, Tahoe-Pyramid Bike Trail, pedestrians and a new trailhead, an outdated freeway ramp. Industrial zoning there would allow the developer for heavy use, including industrial traffic, at the cost of surrounding citizens, at the cost of the health and safety of our kids and all residents.

A sign right above the 2 lots has been removed recently pointing out artefacts and prehistoric petroglyphs found on these flats. This cultural reference is in addition to the Emigrant trail marker on the land, and the Lincoln highway reference. An industrial zoning there is not in accordance with the Verdi area plan of the Washoe County Master Plan, destroying scenic and cultural resources.

Please meet with us!

Where: At the intersection exit 7 in Mogul, and the truck stop on I80 overlooking the land.

When: Anytime

Please talk to us! Please call us. Some of you may have been in contact with S3 Development, please talk to us too.

Sincerely,

Emanuela Heller-MacNeilage 775-303-3761

Kris Engstrom 775-750-1344

From: [Planning Counter](#)
To: [Kerfoot, Lacey](#); [Weiche, Courtney](#)
Subject: FW: public comment for PC meeting tomorrow May 3rd Point C
Date: Monday, May 2, 2022 3:54:33 PM
Attachments: [image001.png](#)

From: Emanuela Heller-MacNeilage [mailto:emanuelahellermacneilage@gmail.com]
Sent: Monday, May 2, 2022 3:53 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: public comment for PC meeting tomorrow May 3rd Point C

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public comment concerning SOI Rollback Verdi (Point C)

Dear County Planning Commissioners,

In the context of the ReImagine Master Plan of the City of Reno, a mixed-employment land use overlay had been put on those 2 lots on Mogul Road. The applicant S3 (who is not the owner), initiated the premature SOI rollback, before the Commercial zoning could be implemented.

An industrial land use on those would be detrimental for the neighborhood, and for the health and safety of the residents. It would allow for heavy metal factories or other heavy intense use. The Applicant could sell the land to a different developer, without holding any previous promises, like we have seen in West Meadows.

S3 development is known to not hold their promises: Somerset was proposed differently than it looks today.

Industrial zoning on that land is not conform with WCC 110.820.15(d): point 1. Consistency with previous Master Plan ReImagine 2. Compatible Land Uses 4. Availability of facilities (see traffic comments) 5. Desired pattern of growth. Industrial use is also not conform with the Verdi Area Plan, point (b) and (c). The Verdi Community Maintenance Finding (e) is not met, due to outdated freeway on ramp. Also point (c): Where is the traffic analysis, and is it unbiased, or paid by the developer? A traffic analysis would come to the conclusion the west-bound on ramp is not up to code.

Please do not support industrial zoning in this residential and rural river valley!
Thank you.

Sincerely,
Emanuela Heller-MacNeilage

From: [Planning Counter](#)
To: [Kerfoot, Lacey](#); [Weiche, Courtney](#)
Subject: FW: Mogul-our home!
Date: Tuesday, May 3, 2022 9:23:36 AM

Roger Pelham, MPA
Senior Planner, Planning & Building Division | Community Services Department
rpelham@washoecounty.gov | Direct Line: 775.328.3622
My working hours are generally Monday-Friday 7:00am to 3:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?
Submit a Nomination

-----Original Message-----

From: Ann Mortara <amortara@hotmail.com>
Sent: Tuesday, May 3, 2022 9:19 AM
To: Planning Counter <Planning@washoecounty.gov>; Bedu Eric Mortara <emortara@hotmail.com>
Subject: Mogul-our home!

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

My husband and I write this letter to you, asking you to please take your time and thinking over your decision regarding the Mogul project. We ask you to think of the families that have chosen to raise their children and the ones who have come before and are looking for a peaceful retirement. Mogul is the true reflection of what it is to be Northern Nevada. We have space, it is quiet and we have outdoor access and we want to stay that way. My husband and I grew up in this area and we chose to raise our kids here as well because of the uniqueness of Mogul we would like to preserve it. We feel at this time a lot of growth and development is going on but not the consideration of the people who lived there and who lives will be in impacted There is little parks being developed and no money being added to schools as well as making sure the police and the fire department are able to help with all this booming of growth. Also please consider the animals that this will impact along the river. We are their protectors and if you do not look out for them, they will be gone in this world. This is not the place that we want to leave for future generations. This decision has a long lasting impact one that will change this community forever or preserve the amazing beauty that it has. We elected you because we wanted you to represent us please represent us and hear our voices now, vote no on this this is what the people of Mogul Washoe county citizens ask you!

Sincerely,
Eric and Ann Mortara

Sent from my iPhone

From: [Planning Counter](#)
To: [Kerfoot, Lacey](#); [Weiche, Courtney](#)
Subject: FW: Mogul Industrial Zoning
Date: Tuesday, May 3, 2022 10:42:21 AM

Roger Pelham, MPA
Senior Planner, Planning & Building Division | Community Services Department
rpelham@washoecounty.gov | Direct Line: 775.328.3622
My working hours are generally Monday-Friday 7:00am to 3:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?
Submit a Nomination

-----Original Message-----

From: Eric Mortara <emortara@hotmail.com>
Sent: Tuesday, May 3, 2022 9:57 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Mogul Industrial Zoning

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

County Commissioners,

This email is in response to the current zoning of the land at the Mogul exit as a Industrial Zone. That just doesn't seem to fit the area. Egress and ingress are not conducive to Semi-Truck traffic as west bound on ramp is too short to meet acceleration speed to meet highway traffic rate. This will be dangerous for traffic both entering the freeway, and already on the freeway causing great damage and possible death.

This area is also not up to safety standards as there is an un guarded railroad crossing which I don't think is graded correctly for Semi-truck crossing. One wrong turn and drivers new to the area could become high centered either causing an accident or major delay of the railroad.

Lastly, this area has been long used as residential access to the river so families coming through may raise possibility of accidents.

I understand, as a resident of Mogul, we won't be able to stop the development of the area by the river. Too much time and money have been invested by the developer to walk away. I would just hope the county would put more thought into what zoning the area should be, and how best to develop the land that would benefit the county, developer, and community of Mogul. Smaller local business structure like that over by Patagonia would probably be much more welcomed and profitable than some large scale industrial complex utilizing heavy vehicle usage. I urge you to please rethink development to something more appropriate for the area and surrounding communities.

Respectfully,

Eric Mortara
Mogul Resident

Sent from my iPhone

Weiche, Courtney

From: Gary A Bomberger <garya.bomberger@cemex.com>
Sent: Tuesday, April 19, 2022 6:57 PM
To: Weiche, Courtney; Lloyd, Trevor
Subject: Verdi SOI Rollback Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Courtney and Trevor,

Thank you for hosting this meeting. Mogul Road is not in the NDOT ROW. The intersection and 100' to the west is the only jurisdiction that NDOT has on this road. UPRR is the owner of the road up to the south side of the southern tracks (track 2) beyond that my wife and my brother-in-law own the road to the river.

To say that NDOT will be able to evaluate the road usage is incorrect and would be strongly argued by UPRR council. The UPRR may defer to NDOT, which means there is physically not enough area to accommodate widening of the roadway to allow for pedestrian and bicycle traffic. This alone should dictate a land use designation that does not introduce more traffic unless the access is strictly limited to the eastern edge of the parcels.

As a side note NDOT has refused to attend ANY meetings during the City SUP review, and they have not performed an intensive traffic study. All freeway access and egress is per 1968 standards and can not be updated due to development impeding on the NDOT ROW.

I strongly suggest that you both visit the site prior to making your land use determination. An error in designation could make the County liable for transgressions against the UPRR ROW.

Thank you for your time,

Gary Bomberger

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From: [Planning Counter](#)
To: [Weiche, Courtney](#); [Kerfoot, Lacey](#)
Subject: FW: Sphere of Influence Chante Mogul
Date: Monday, May 2, 2022 12:48:49 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Kathy Reinheimer <bkreinh@gbis.com>
Sent: Monday, May 2, 2022 12:39 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Sphere of Influence Chante Mogul

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Commissioners:

I write in strong opposition to the proposed development just south of I-80 in the residential community of Mogul.

This proposed change is unacceptable on multiple levels.

1. Mogul is a residential community and, for years, all commercial development has successfully been opposed.
2. The increase in large truck traffic is dangerous.
3. The increase in truck traffic will have a negative impact on air quality. Many residents relocated to this area (including me) to be out of the air pollutants in Reno/Sparks proper.
4. The impact on recreation availability will be severe, with consequential impact on the riparian environment.
5. This kind of development is completely out of place in the proposed location.

I respectfully request that the Sphere of Influence Change be denied.

Sincerely,
Kathleen A. Reinheimer 280 Gooseberry Drive Reno NV 89523

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Cc: [Kerfoot, Lacey](#)
Subject: FW: Mogul "Gateway" project
Date: Monday, May 2, 2022 10:16:54 AM
Attachments: [image002.png](#)

From: Kris Engstrom <khallengstrom58@gmail.com>
Sent: Monday, May 2, 2022 10:00 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Mogul "Gateway" project

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Washoe County Planning Commission
From: Kris Engstrom, Mogul resident

I would like to voice my concern about the SOI Rollback and possible change back to Industrial zoning for the Mogul Road property that is in question for Tuesday's meeting. If you haven't been to the property and especially the underpass that leads to it, you will not understand the extreme danger in allowing any type of development with projected traffic to be approved.

As we have been involved in the proposed developments of this property for several years, we continue to see and hear that the onramps and underpass and five way stop and railroad crossings are NOT compatible with any type of high-traffic project. And yet, the efforts continue. We have heard the developer would be responsible for upgrading the overpass/underpass/intersection to meet regulations and safety requirements, but that is not likely as it would be extremely expensive. Who is responsible for it now? NDOT? Union Pacific?

This area is residential and needs to remain so. If ANYTHING should go on that property it must NOT have traffic. Please leave it in the SOI so that the city and county can work together to improve the trails and recreational highlights of this area. It is NOT a place for industrial use.

Thank you.
Kris Engstrom

From: [Planning Counter](#)
To: [Kerfoot, Lacey](#); [Weiche, Courtney](#)
Subject: FW: Mogul Business Project
Date: Monday, May 2, 2022 2:51:59 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

From: Larry M Engstrom <engstrom@unr.edu>
Sent: Monday, May 2, 2022 2:44 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Mogul Business Project

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Commission Members,

I am concerned about the recent Sphere of Influence change from city to county and what appears to be a likely change back to Industrial zoning for the Mogul Road property under consideration for your board's Tuesday, May 3, 2022 meeting.

One of my biggest concerns about the proposed project is in regard to the 5-way traffic intersection that will become the major gateway for this proposed site. It is far too congested to be safe. Anyone who has been using this underpass and intersection knows that it is already an accident waiting to happen (and actually it HAS happened). An increase in traffic (including trucks of various sizes plus daily traffic from workers and customers) would only make things worse. Why is the city council abandoning this area? Are they afraid of what might happen? Does the county want to be responsible for trains hitting cars or for other car collisions that will likely occur if this plan goes through? It doesn't appear that NDOT will not be fixing this, nor will the railroad deal with the lack of crossing arms. Mogul residents know that increasing traffic with additional development is just not going to have a positive outcome.

Another area of concern is Mogul's westbound I-80 on-ramp. It already does not meet code requirements as it lacks enough safe distance for merging with I-80 west traffic. Adding the substantial increase in traffic will only make it worse.

Please take a close look at these issues of concern and do the right thing: do not support the city dumping this project onto the county so that it can gain approval. If you do so, the residents of Mogul and those who live south of the I-80 freeway near the Mogul exit/on ramp will all be put in harm's way.

Thank you very much for your consideration.

Larry Engstrom (Mogul resident)

As we have been involved in the proposed developments of this property for several years, we continue to see and hear that the onramps and underpass and five way stop and railroad crossings are NOT compatible with any type of high-traffic project. And yet, the efforts continue. We have heard the developer would be responsible for upgrading the overpass/underpass/intersection to meet regulations and safety requirements, but that is not likely as it would be extremely expensive. Who is responsible for it now? NDOT? Union Pacific?

This area is residential and needs to remain so. If ANYTHING should go on that property it must NOT have traffic. Please leave it in the SOI so that the city and county can work together to improve the trails and recreational highlights of this area. It is NOT a place for industrial use.

Thank you.

From: [Planning Counter](#)
To: [Weiche, Courtney](#); [Kerfoot, Lacey](#)
Subject: FW: Opposition to: MASTER PLAN AMENDMENT CASE NUMBER: WMPA22-0005 (Verdi SOI Rollback)
Date: Monday, May 2, 2022 4:10:03 PM
Attachments: [image002.png](#)

From: Lori Leonard <lori_m_leonard@yahoo.com>
Sent: Monday, May 2, 2022 4:06 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Opposition to: MASTER PLAN AMENDMENT CASE NUMBER: WMPA22-0005 (Verdi SOI Rollback)

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Hi,

My name is Lori Leonard. I have lived in Mogul for nine years and am writing in opposition to the proposed **MASTER PLAN AMENDMENT CASE NUMBER: WMPA22-0005 (Verdi SOI Rollback)**. Industrial development is **not compatible** with any of the below Master Plan Amendment requirements.

I have attached a ppt presentation outlining why Industrial Development is not safe, nor compatible for the existing or future planning of this area. Of greatest concern are public safety issues related traffic and certainly truck traffic in a location frequented by bikers, hikers, fisherman, and other accessing county, state, and federal public lands. The transportation constraints include: one way in & out, Two sets of railroad tracks, I-80, and the Truckee River.

<https://tnc.box.com/s/a7ao7nqn7y9nafna6fja2xhc415cp811>

- Mogul is a **residential area**, as specified on the I-80 (Mogul) exit 7 signs, and **access point to public lands/open space**. The 27-acre parcels are surrounded by residential, the Truckee River Corridor, and public lands (U.S. Forest Service and Washoe County Open Space).

Error! Filename not specified.

- [Carcione and Canepa Ranch Recreation Access Plan](#) are adjacent to the proposed 27-acres that the S3 wishes to develop. Washoe county currently owns these properties and plans are in the works to expand existing recreation opportunities associated with the Truckee River and Toiyabe National Forest. Exit 7 (Mogul), is how the public would access these public lands.



Current Projects

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

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

2. **Compatible Land Uses.**

3. **Response to Change Conditions.** Currently residential and adjacent to public open space

4. **Availability of Facilities.**

The 5-way intersection, which goes under I-80, is the ONLY way in or out from these parcels and where people access public open space. This area is heavily used by bicyclists, hikers, fishermen, and people tubing the Truckee River. Part of the road that would be used to access these parcels is part of the Tahoe-Pyramid Bike Trail.

https://tahoepyrmidtrail.org/tahoetrail/wp-content/uploads/Verdi_WestMcCarran_9Jan2020-scaled.jpg

5. **Desired Pattern of Growth.**

Thank you for your time and consideration,
Lori Leonard

From: [Planning Counter](#)
To: [Weiche, Courtney](#); [Kerfoot, Lacey](#)
Subject: FW: Ron Kaminkow Public Comment to Washoe County Planning Commission
Date: Monday, May 2, 2022 3:54:50 PM
Attachments: [Ron Kaminkow statement to the Washoe County Planning Commission 5-2-2022.pdf](#)
[image006.png](#)



Planning Counter
Planning & Building Division | Community Services Department
planning@washoecounty.gov | 775-328-6100
1001 East 9th St., Reno, NV 89512

From: Washoe311
Sent: Monday, May 2, 2022 3:54 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Ron Kaminkow Public Comment to Washoe County Planning Commission

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

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From: Ron Kaminkow <ronkaminkow@yahoo.com>
Sent: Monday, May 2, 2022 3:10 PM
To: Planning Counter <Planning@washoecounty.gov>; Washoe311 <Washoe311@washoecounty.gov>
Subject: Ron Kaminkow Public Comment to Washoe County Planning Commission

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To the Washoe County Planning Commission:

I live in Mogul at 10265 Mogul Road. I would like to comment at the May 3rd meeting of the Washoe County Planning Commission but cannot be there in person as I work for the railroad and will be on the train headed east. My comment concerns the Master Plan Amendment Case WMPA22-0005.

Please see my comment attached here. Thank you.

Sincerely yours,

Ron Kaminkow
10265 Mogul Road
Reno, NV 89523
608-358-5771

Public Statement of Ron Kaminkow, 10265 Mogul Road

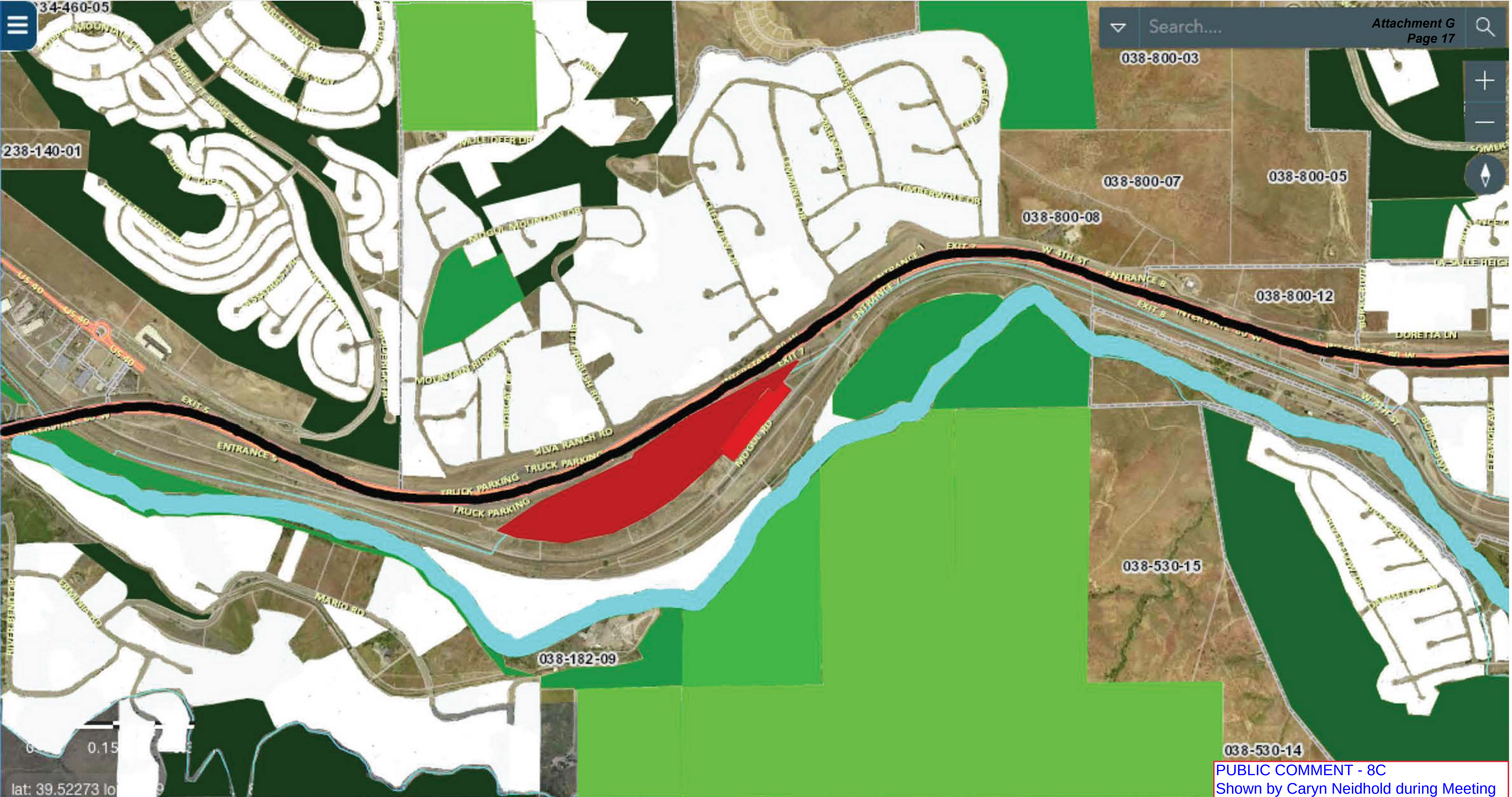
Master Plan Amendment Case Number WMPA22-0005

My name is Ron Kaminkow. I currently reside at 10265 Mogul Road. I have lived at this address now for 15 years. I am a locomotive engineer and work for Amtrak.

I do not believe that the parcel in Mogul which is slated to be removed from the Reno sphere of influence should be zoned as “industrial.” This description does not fit in with the Washoe County master plan. Nor is it compatible with existing land use as the region is primarily residential in nature. In the coming months and years, Washoe County intends to develop this area as a recreation corridor based upon the fact that the Truckee River traverses this area which flows parallel to Mogul Road and the railroad tracks. The existing facilities - in terms of road and highway infrastructure - are highly inadequate to handle any kind of industrial development at this. In particular, the crowded and confusing five-way intersection adjacent to the railroad tracks at Highway 80 Exit 7 is extremely dangerous because of the complex nature of the intersection and its proximity to the unprotected railroad crossing. In addition, the westbound highway entry ramp is extremely dangerous for slow and heavy vehicles entering the highway heading West. And in no way would any sort of industrial development be compatible with the desired pattern of growth in this neighborhood and region of Washout County. The last 30 years have witnessed a boom in residential housing. And in the last 20 years or so, this region has come to play an ever-larger role in outdoor recreation including fishing, bicycling, kayaking, tubing, hiking, and other outdoor interests. The area is bisected by both the Truckee River and the Tahoe pyramid bikeway. The “desired pattern of growth” seems to point in a residential and recreational direction, not an industrial one.

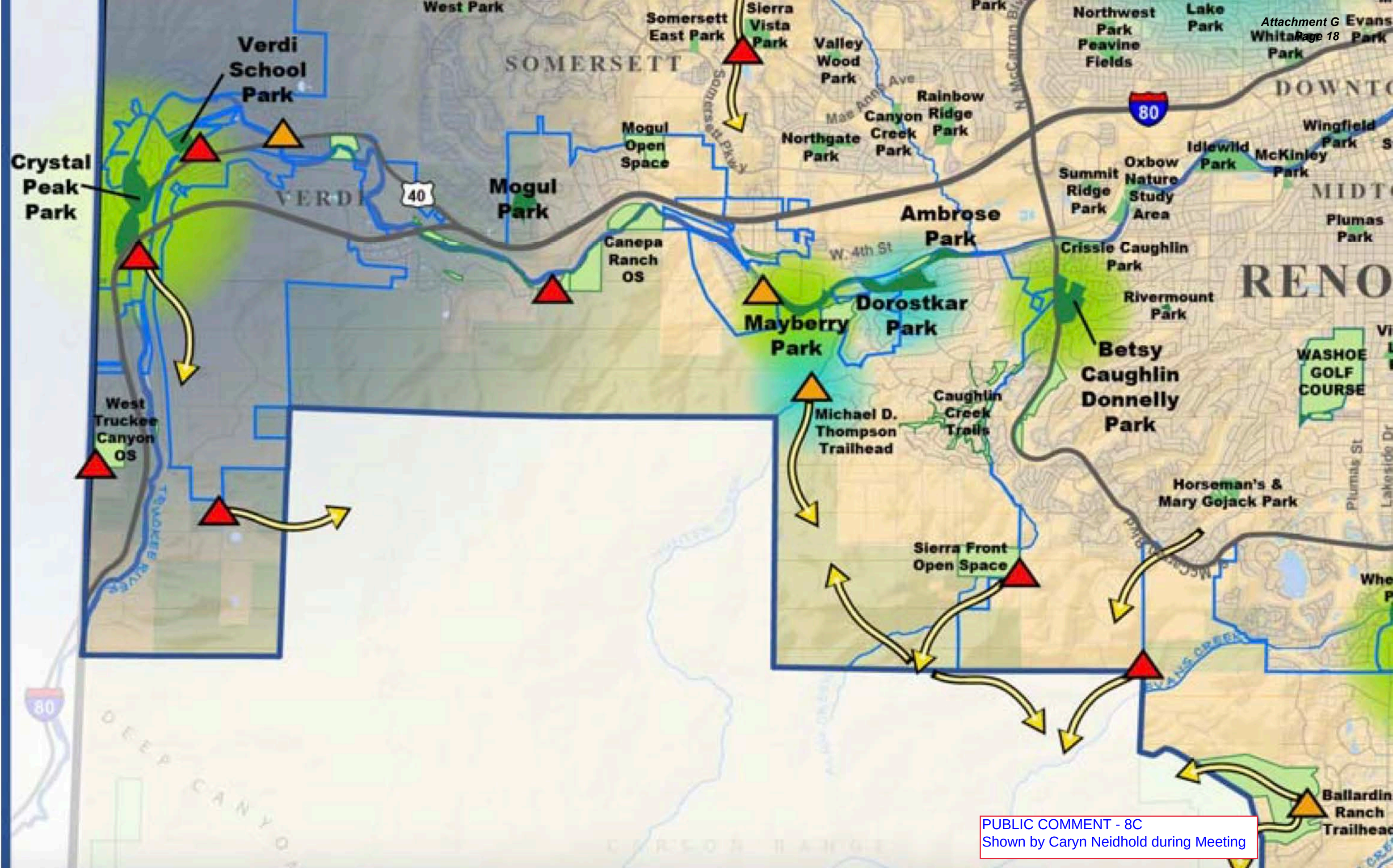
I ask the Washoe County Planning Commission to reject the zoning of the parcels as “industrial.” Thank you.

Ron Kaminkow
10265 Mogul Road
608-358-5771

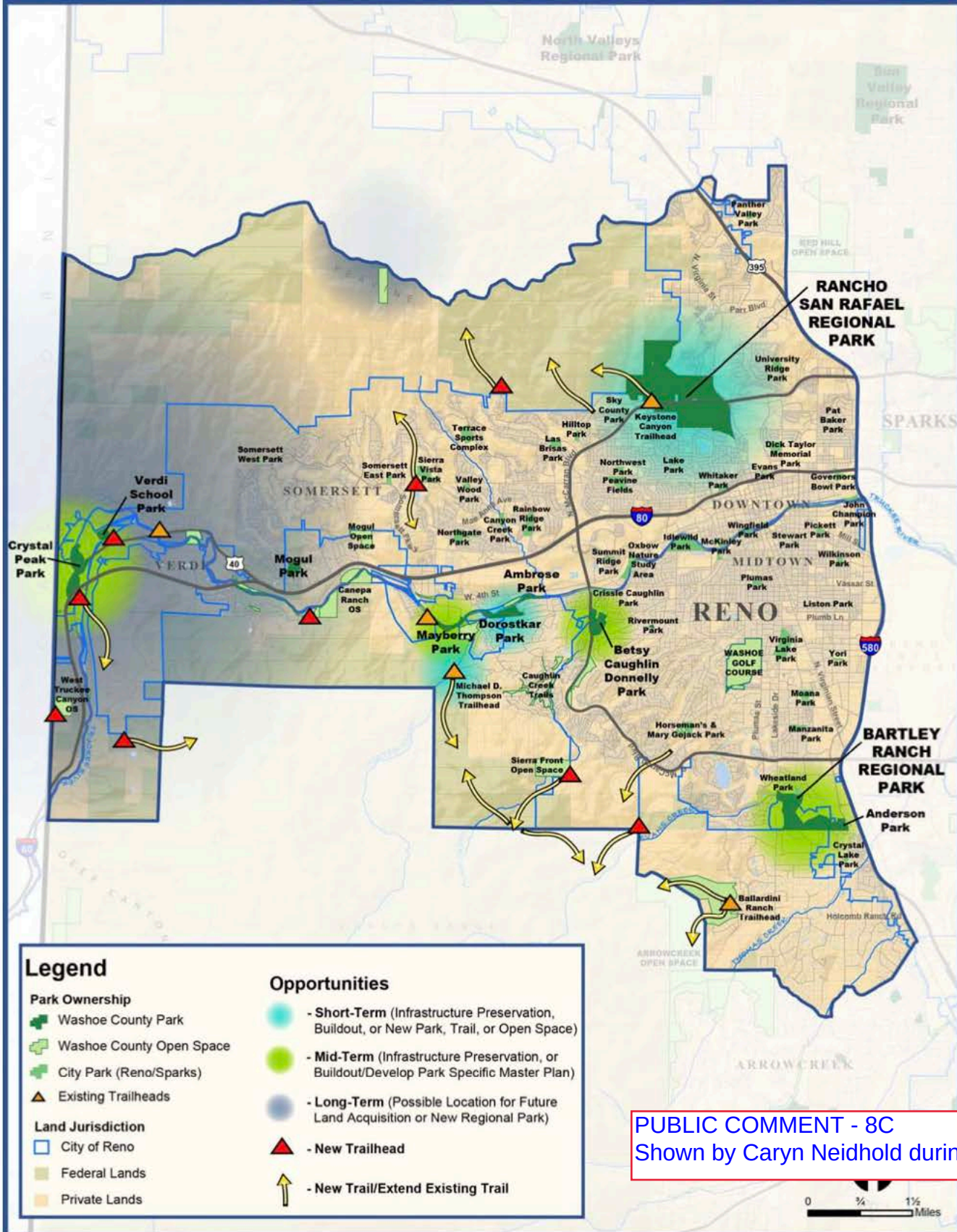


PUBLIC COMMENT - 8C
Shown by Caryn Neidhold during Meeting

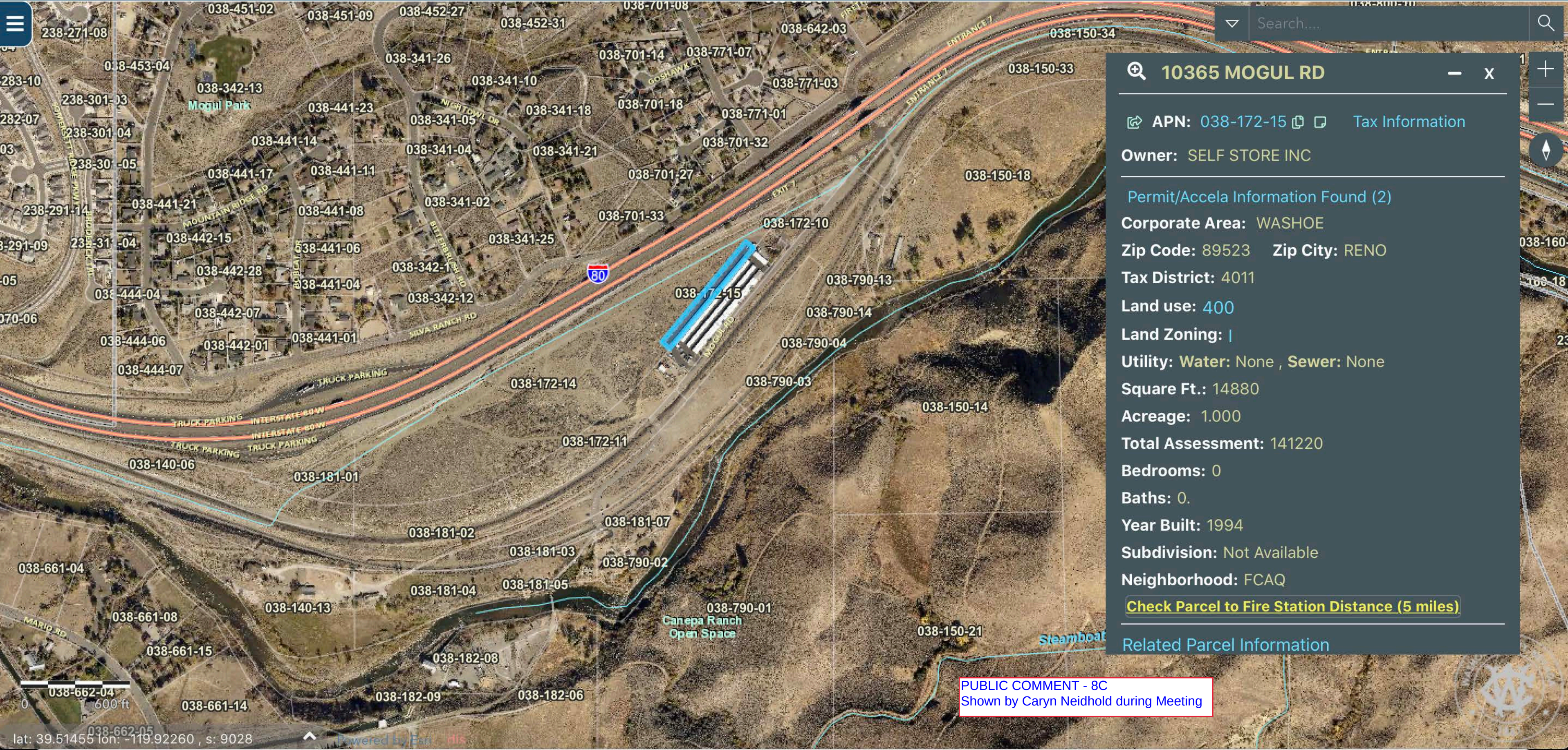
White = Residential; Green = Open Space; Red = Business; Note: Small rectangular red is Mogul Storage built in 1990. Large teardrop area is the proposed site. This map was created by Mogul Neighborhood Association members with information from the Washoe Regional Mapping system.



PEAVINE OPPORTUNITIES



Map 9: Peavine Planning Opportunities, refer to Peavine Priorities and Opportunities.



Search...

10365 MOGUL RD

APN: 038-172-15 Tax Information

Owner: SELF STORE INC

Permit/Accela Information Found (2)

Corporate Area: WASHOE

Zip Code: 89523 Zip City: RENO

Tax District: 4011

Land use: 400

Land Zoning: I

Utility: Water: None , Sewer: None

Square Ft.: 14880

Acreage: 1.000

Total Assessment: 141220

Bedrooms: 0

Baths: 0

Year Built: 1994

Subdivision: Not Available

Neighborhood: FCAQ

[Check Parcel to Fire Station Distance \(5 miles\)](#)

Related Parcel Information

PUBLIC COMMENT - 8C
Shown by Caryn Neidhold during Meeting

MOGUL NEIGHBORHOOD ASSOCIATION May 3, 2022**BARBARA FENNE 10200 FIRETHORN CIRCLE, RENO 89523****FINDINGS:****(a) CONSISTENCY**

The developer has-not-been-in-compliance-with neighborhood meetings and from 2019 has been inconsistent about informing Mogul residents of changes, not held neighborhood meetings, or notifying enough Mogul neighbors, by law, of the few public meetings in a timely. Mogul neighbors have done this notification. The Verdi Area Plan states:

Section 110.340.45 Access: Development Code. *(e) Access to residential streets. Truck route traffic shall not have access to a local street that primarily serves residential uses, with-the-exception-of proving emergency access routes. (f) Access to Arterial and Collector Roads. Uses subject to this article shall have direct access to an existing or planned arterial or collector road or indirect access if the use is within an industrial park with local industrial-serving streets which have no impact on non-compatible uses.*

Section 110.340.50 Traffic Reports. *A traffic report shall be required if the proposed use will generate eighty (80) or more peak hour trips as determined by the latest edition of the Institute of Transportation Engineers Trip Generation Report, or other such sources as approved by the Regional Transportation Commission (RTC). (b) Submittal. Traffic reports shall be included in the submittal of an application for development to this article shall have direct access to an existing or planned arterial or collector road or indirect access if the use is within an industrial park with local industrial-serving streets which have no impact on non-compatible uses.*

(b) IMPROVEMENTS:

Mogul neighborhood has not been informed of improvements, changes, alterations to plans. We do not see the truck route delineated on the maps provided with the S3 Development for ingress and egress and traffic flow up and down Mogul Road. We have not had the opportunity to meet with the S3

Developer since the February 8, 2022, Grading Special Use Application that was supposed to be filmed and available. It is not available.

(c) SITE SUITABILITY:

This site is not suitable or compatible with the surrounding 94 acres of Open Recreation Space, two railroad tracks with four railroad crossings (two that are not gated).

It is not suitable with the two approved Washoe County Trailheads.

The developer has not considered safety hazards with multiple blind spots in and around the I-80 exits and entrances, trucks not being able to be up-to-speed and merging with traffic and the backup at the east Exit 7 Entrance where two or more vehicles can block the entire underpass, entrance to Mogul and Mogul Roads.

Open Space Recreation areas typically do not have truck traffic dividing the area. Approximately 98% of Mogul is Residential and has Sierra Bluffs and Sierra Canyon traffic.

The Truckee River area is a winter migration for the White-Tailed Mule Deer that only species of deer live in the Truckee River region. This also includes the Truckee-Loyalton herd.

Truck traffic on Mogul Road splits lower Mogul from the remainder of Mogul; the only road for Truckee River Mogul residents.

Twenty extreme safety hazards exist in and around the Exit 7 I-80 interchanges.

NDOT has stated that our underpasses are narrow and obsolete, and our entrances and exits are not in compliance.

The developer has-not-been-in-compliance-with neighborhood meetings and from 2019 has been inconsistent about informing Mogul residents of changes, not held neighborhood meetings, or notifying enough Mogul neighbors, by law, of the few public meetings. Mogul neighbors have done this notification.

Section 110.340.45 Access: Development Code. *(e) Access to residential streets. Truck route traffic shall not have access to a local street that primarily serves residential uses, with-the-exception-of proving emergency access routes. (f) Access*

to Arterial and Collector Roads. Uses subject to this article shall have direct access to an existing or planned arterial or collector road or indirect access if the use is within an industrial park with local industrial-serving streets which have no impact on non-compatible uses.

Section 110.340.50 Traffic Reports. *A traffic report shall be required if the proposed use will generate eighty (80) or more peak hour trips as determined by the latest edition of the Institute of Transportation Engineers Trip Generation Report, or other such sources as approved by the Regional Transportation Commission (RTC). (b) Submittal. Traffic reports shall be included in the submittal of an application for development.*

DETRIMENTAL:

No where in Mogul is there a mega complex. This development is detrimental to users of Mogul Road especially residents who live in this area and to all the recreational people using this planned greenbelt area and open space areas established around 2007 in the master plan.

Article 432 Open Space Standards Section 110.432.00 Purpose. *The purpose of this article, Article 432, Open Space Standards, is to establish regulations to develop, preserve and protect recreational and environmentally sensitive open space areas in Washoe County. The intent of these regulations is to protect the public health, safety, and welfare by: (a) Protecting existing, and providing new, recreation and scenic areas for the use and enjoyment of residents and visitors; (b) Establishing usable space and facilities for outdoor living and recreation; (c) Encouraging open space buffers and greenbelt areas to help define boundaries between development areas, communities or neighborhoods so that all development does not run together in a suburban sprawl pattern; and (d) Protecting environmentally sensitive habitat.*

Verdi, Mogul, Belli Master Plan, page 11.

Belli and Mogul are suburban developments but consider themselves rural due to lot size and non-commercial natural areas. These communities have expressed their desire to remain as they are and to remain part of the rural character management area.

New:

Because of the 95 acres of Open Recreation Space, being deemed a “greenbelt” by both the City of Reno and Washoe County since 2008, proximity to the Truckee River, BLM land and historical heritage we also consider our area recreational with approximately 98% residential.

Mule Deer

Kelsey McCutcheon
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Male Mule deer (*Odocoileus hemionus*) near the Truckee River in Ambrose Park, Reno. May 5, 2015. Photo: K. Fitzgerald.

Reno Gazette Journal, Feb 2, 2015

Mule deer

Odocoileus hemionus

- Large mule-like ears.
- Brown fur on body.
- Tail may be white with a black tip, all black, or all brown.
- Males have antlers.
- Young mule deer have spots.

Record Observations

Species Description

Named for their large mule-like ears, mule deer are the only species of deer that live in the Truckee River region. They have brown bodies, and white tails tipped with black. Along the Truckee River between Truckee and Verdi, you may see members of the *Verdi sub-unit* of the *Loyalton-Truckee mule deer herd*. These deer migrate each year from their winter range in Nevada up the Truckee River/I-80 corridor to Martis Valley and on to fawning grounds near Union Valley (DC&E, 2006). Their movements are being studied by the California Department of Fish and Wildlife and the Nevada Department of Wildlife, and some of the deer have been outfitted with satellite radio collars (CA Department of Fish & Wildlife, 2015). As of 2014, there were approximately 1,700 deer in the Truckee-Loyalton herd (DeLong, 2014).

Mule deer feed at night on a variety of plants, grasses, farm crops, and even mushrooms. Populations of mule deer across the state of

Nevada have since been in decline (Wasley, 2004). They use riparian areas for reliable sources of water, food, and cover for young fawns, which spend the first few months of their lives hiding in dense vegetation (Leckenby, et

References & Links

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SHARE THIS PROJECT



Comments

NOVEMBER 25, 2017

REPLY ↩

Racing Hoodies

Hi I am so glad I found your web site, I really found you by error, while I was looking on Yahoo for something else, Anyways I am here now and would just like to say kudos for a remarkable post and a all round entertaining blog (I also love the theme/design), I don't have time to read through it all at the moment but I have saved it and also included your RSS feeds, so when I have time I will be back to read much more, Please do keep up the fantastic b.

Leave a Comment

"The Washoe County Open Space and Natural Resource Plan Open Space Inventory and Assessment Draft in the Introduction. Open spaces and natural resources are an integral part of life in Washoe County. From the early history of the region and the promise of a new life in the west, to captivating beauty o of the canyons and mountains, Washoe County has been defined by what the natural world has provided here. ...initiated at the beginning of 2007 to assess and plan for how to manage these resources."

"This study area addressed in this report includes all the Washoe County south of the northern shores of Pyramid Lake...and south to Carson City."

"The region includes extensive tribal lands as well. The multiple ownerships and uses have resulted in an increase in competition for resource and open space use. From expanding urban centers and communities, to increased water consumption, and outdoor activities, the region's open space and natural resources are experiencing more pressure and use than in the past. "

"This plan stives to both create a way to best share the experiences and values from the landscape, and conserve them for future use. Fore everyone in the county, the wide-open spaces, striking natural skylines, rich natural and cultural history, and unique ecosystems all make Washoe County a special place for those who call it home. Preserving this natural value is not without challenges and choices."

This is "a plan for action to maintain, conserve and restore the open spaces and natural resources of the region...and developed a future vision and set of principles to guide current and future efforts to plan for and manage these resources.

"A Second Plan that addresses the Truckee is the East Truckee River Canyon area plan, which primarily applies to the segment that from seas of Sparks and which seeks to restore riparian function, establish setbacks to buffer the river from adjacent development, and provide greenway trails and public amenities.

"A Third Plan is the recently-adopted Open Space and Greenways Plan, prepared by the City of Reno Truckee River Corridor which emphasizes the value of the river corridor as a "spine" for the larger Regional System. This corridor includes both archeological and historic resources, fishing camps, residential base camps and rock art are found along the length of the river. As the area was gradually settled in the 1840's and continuing through the 1970's, the river became the locus of commercial activity, farming and ranching and which emphasizes the value of the river corridor as a "Truckee River Corridor."

"The Truckee River over the last 150 years, more than 30 dams and water supply diversion structures were constructed along the Truckee River. In the 1950 and 1960's the bed of the Truckee River was blasted, dredged and straightened in an effort to reduce flooding upstream in the Truckee Meadows. Together, these activities heavily affected the river's ecosystem, significantly reducing the native vegetation which had lined the riverbanks, lowering water levels, eliminating critical habitat, and impeding fish spawning in the river. ("Channel straightening, loss of vegetation along the stream bank that might have provided shade, and stream flow regulation have all combined to increase water temperatures that make it challenging to sustain cold-water fishery. As a consequence, fish like the brown-trout, which are more resistant to high temperature and degraded water quality, have come to

dominate aquatic species.)” Today, approximately 90% of the riparian forest that existed along the river at the beginning of the 20th century has been lost, along with 70 % of the hundreds of species of nesting birds that were once common along the river. This project is intended to restore riparian habitat, while also serving to minimize flood damage and extended recreational access in the area. Key ecosystem restoration goals associated with this project include..” restoring the ecosystem.. fisheries, and wildlife habitat...water quality... sinuous natural bend in the river... planting vegetation... building fish ladders... resurrecting instream flow... and flood control structures.”

“Primary Project Components Include: Obtaining land along the Truckee River corridor and re-establishing a sinuous curve in the Truckee River”.

“This plan may provide an opportunity to acquire or protect these remaining private holdings, or if not at all, to protect access points along major drainageways, as suggested in the Reno Open Space and Greenways Plan and so does the Peavine Mountain Roads & Recreation Strategic Plan”.

The points I am making with these quotes from the Washoe County Open Space and Natural Resource Plan Open Space Inventory and Assessment Draft:

- **While the development that is proposed appears to be well planned; however, the placement of an Industrial Park in a 98% residential area is not compatible with:**
- Our Truckee River ecosystem: it is already badly damaged and takes tons of time and money to restore a little part of what is lost. One Truckee River is working on issues.
- Our amazing Truckee River needs to be protected from development before/as it dies.
- One little oil spill from a leaky vehicle damage what we are trying to preserve (RV/boat Parking)
- Truckee River riverbanks need to be open to public access.
- 11.25 sq miles of acreage was bought by Somerset, Sunset Bluffs and Mogul Highlands Owners Associations and preserved as canyons and steep slopes
- 85 acres of Canepa and Avansino Open Space are in Mogul
- Two Trailheads with amenities planned by Washoe County Parks and Recreation,
- Open Space and Greenways Plan,
- Truckee Meadows Parks Foundation,
- Washoe County Open Space and Natural Resource Plan
- 1334 residents in Mogul, in 554 houses
- Washoe County residents who walk, bike, hike, fish, float and enjoy Mogul recreation
- The safety of every pedestrian and driver using I-80 passing over Exit 7, Mogul,
- The dangers of blind areas of two railroad tracks, lack of underpass sight lines, short entrances and ramps on I-80, icy hill to 4th street next to a public-school bus stop, open ditch, Tahoe Pyramid Bikeway, Reno Runners, east I-80 entrance STOP sign set back too far for sightline.
- No east railroad signal gate. Traffic crossing tracks backs-up drivers on Mogul Road, eastbound I-80 entrance and exits, 4th Street, etc.
- Mogul is a dedicated “Washoe County Greenbelt” as cited in the Canepa/Avansino history,

- Major thorough fare for Sunset Bluffs residents north of Mogul and Sierra Canyon eastbound I-80 traffic with no entrance to houses.
- Occasional homeless populations setting up encampments in Mogul
- Local realtor said property prices will drop 10-20%

THUMBS DOWN ON THESE FINDINGS:

Consistency

Improvements

Site Suitability

Detrimental

Military (we will fight this when/if it happens)

Barbara Fenne

10200 Firethorn Circle

Mogul, Nevada