

LDC24-00051 Public Comment

Sarah Wolfe <sarahjwolfe@gmail.com>

Thu 5/16/2024 11:22 AM

To: Abigail Mayorga <MayorgaA@reno.gov>

To whom it may concern,

I am submitting this comment in opposition to LDC24-00051 Stonegate Heinz Ranch MPA & ZMA.

The City of Reno has professed commitment to increasing affordable housing. This change to increase industrial zones in areas of the city where affordable single family homes still exist, runs counter to that promise.

Industrial projects in the North Valleys are often touted as offering gainful employment for current residents, however data on the number of employees and new positions at these warehouses is generally not publicly available nor are builders required to submit CEO to average employee wage ratios or salary and wage quartile describing employee pay level breakdowns. Without this data ensuring these jobs provide a living wage for the largest number of residents possible, these claims feel dubious at best.

The industrial projects that do provide employment, do so with no regard to filling these positions from neighboring areas based on community employment needs. No research is presented as to the skills, education, and experience level of the positions fitting the demographics of the area. This causes the positions to be filled by individuals who must commute to the area, increasing highway congestion. Yet, no research is presented to the public regarding environmental monitoring of air quality for neighboring residences and schools due to the increased traffic congestion and their long term health impacts.

The poor public infrastructure based on walkability score and access to public parks and trail systems has made the north valleys a “waste space” in which residents watch their property values fall due to poor industrial management. These large industrial projects blight the landscape and cause environmental hazards. Last year, the smells associated with the dumping of effluent into Swan Lake and noise pollution from warehouses breaking city regulations on hours of operations cost residents the right

to safe enjoyment of their homes. The Ward 4 Advisory Board has already had hearings on these violations and our property tax assessor was forced to reduce property tax collection due to industrial incidents at Swan Lake. These issues have directly cost city and county coffers.

Pre-existing agreements from the 1990's when Cold Springs, Silver Lake, and Swan Lake were developed, promised public parks and trail access. Yet, Ward 4 has the lowest number of public parks anywhere in the city. Residents are tired of developers changing agreements to fit their bottom line rather than the quality of life of the area's citizens. Their behavior fits a trend of asking forgiveness rather than permission. Let us stop now, while permission can still be revoked.

Sincerely,

Sarah Wolfe

Development Review Public Comment

The public comment form has a new entry from the public.

Case Number	LDC24-00051
Position	In Opposition
Comments	<p>To whom it may concern, I am submitting this comment in opposition to LDC24-00051 Stonegate Heinz Ranch MPA & ZMA. The City of Reno has professed commitment to increasing affordable housing. This change to increase industrial zones in areas of the city where affordable single-family homes still exist, runs counter to that promise. Industrial projects in the North Valleys are often touted as offering gainful employment for current residents, however data on the number of employees and new positions at these warehouses is generally not publicly available nor are builders required to submit CEO to average employee wage ratios or salary and wage quartile describing employee pay level breakdowns. Without this data ensuring these jobs provide a living wage for the largest number of residents possible, these claims feel dubious at best. The industrial projects that do provide employment, do so with no regard to filling these positions from neighboring areas based on community employment needs. No research is presented as to the skills, education, and experience level of the positions fitting the demographics of the area. This causes the positions to be filled by individuals who must commute to the area, increasing highway congestion. Yet, no research is presented to the public regarding environmental monitoring of air quality for neighboring residences and schools due to the increased traffic congestion and their long-term health impacts. The poor public infrastructure based on walkability score and access to public parks and trail systems has made the north valleys a "waste space" in which residents watch their property values fall due to poor industrial management. These large industrial projects blight the landscape and cause environmental hazards. Last year, the smells associated with the dumping of effluent into Swan</p>

Lake and noise pollution from warehouses breaking city regulations on hours of operations cost residents the right to safe enjoyment of their homes. The Ward 4 Advisory Board has already had hearings on these violations and our property tax assessor was forced to reduce property tax collection due to industrial incidents at Swan Lake. These issues have directly cost city and county coffers. Pre-existing agreements from the 1990's when Cold Springs, Silver Lake, and Swan Lake were developed, promised public parks and trail access. Yet, Ward 4 has the lowest number of public parks anywhere in the city. Residents are tired of developers changing agreements to fit their bottom line rather than the quality of life of the area's citizens. Their behavior fits a trend of asking forgiveness rather than permission. Let us stop now, while permission can still be revoked. Sincerely, Sarah Wolfe

Email Address

sarahjwolfe@gmail.com

Name of Commentor

Sarah Wolfe

Phone Number

Submitted: 5/16/2024 6:16:21 PM

These comments were submitted on behalf of: (self if blank)

Public Comment for Ward 4 NAB Meeting 5/16/24

Steffany Wolfe <steffany@wolfewhiskey.com>

Thu 5/16/2024 11:20 AM

To: Abigail Mayorga <MayorgaA@reno.gov>

To whom it may concern,

I am submitting this comment in opposition to the proposed development plan "LDC24-00051 Stonegate Heinz Ranch MPA & ZMA".

This plan allocates the vast majority of the land in question for industrial use with only a small portion going to housing. Mixed-use areas combining industrial and family neighborhoods are detrimental to our health. Industrial areas pollute air, ground, and waterways and produce light and sound pollution, all hazardous to children, adults, and native plants and wildlife. There is no provided data describing how this will affect our already taxed flood control systems, and potential pollution risks to nearby White Lake. The average price of newly built homes in the North Valleys is \$500,000 and increasing. These industrial facilities don't provide the high-paying jobs necessary to afford the proposed single-family housing which would, in turn, further tax our highway system as people are forced to drive long distances from cheaper housing areas to work in these industrial facilities.

While I agree that we are in desperate need of more parks and trail systems in this area, previous developers have promised to create these and failed to deliver. The area around Silver Lake was once promised to be parks and open spaces as well as a protected wetland for over 80 species of migratory birds. Silver Lake is now surrounded almost entirely by warehouses that pollute the lake, operate late into the night creating light and sound pollution, and block access making it nearly impossible to enjoy the lake. Last year a semi-truck parked on Moya Blvd and associated with one of the surrounding warehouses caught fire and burned completely. It was left in place for weeks, with toxic ashes blowing directly into the adjacent Silver Lake Elementary School. This is the future we can expect for a mixed-use industrial/housing project in Cold Springs.

I implore our City Council Members to remember that many families already live in this area. The North Valleys have been left behind and forgotten with the least services, parks, sidewalks, etc. We are not an area to continue putting warehouses and industrial facilities. If this is not the type of project you would want in your own backyard, please don't put it in ours.

Many thanks,
Steffany Wolfe

Development Review Public Comment

The public comment form has a new entry from the public.

Case Number

LDC24-00051

Position

In Opposition

Comments

To whom it may concern, I am submitting this comment in opposition to the proposed development plan for the following reasons. This plan allocates the vast majority of the land in question for industrial use with only a small portion going to housing. Mixed-use areas combining industrial and family neighborhoods are detrimental to our health. Industrial areas pollute air, ground, and waterways and produce light and sound pollution, all hazardous to children, adults, and native plants and wildlife. There is no provided data describing how this will affect our already taxed flood control systems, and potential pollution risks to nearby White Lake. The average price of newly built homes in the North Valleys is \$500,000 and increasing. These industrial facilities don't provide the high-paying jobs necessary to afford the proposed single-family housing which would, in turn, further tax our highway system as people are forced to drive long distances from cheaper housing areas to work in these industrial facilities. While I agree that we are in desperate need of more parks and trail systems in this area, previous developers have promised to create these and failed to deliver. The area around Silver Lake was once promised to be parks and open spaces as well as a protected wetland for over 80 species of migratory birds. Silver Lake is now surrounded almost entirely by warehouses that pollute the lake, operate late into the night creating light and sound pollution, and block access making it nearly impossible to enjoy the lake. Last year a semi-truck parked on Moya Blvd and associated with one of the surrounding warehouses caught fire and burned completely. It was left in place for weeks, with toxic ashes blowing directly into the adjacent Silver Lake Elementary School. This is the future we can expect for a mixed-use industrial/housing project in Cold Springs. I

implore our City Council Members to remember that many families already live in this area. The North Valleys have been left behind and forgotten with the least services, parks, sidewalks, etc. We are not an area to continue putting warehouses and industrial facilities. If this is not the type of project you would want in your own backyard, please don't put it in ours. Many thanks, Steffany Wolfe

Email Address

Steffany@wolfewhiskey.com

Name of Commentor

Steffany Wolfe

Phone Number

9187606783

Submitted: 5/16/2024 6:03:08 PM

These comments were submitted on behalf of: (self if blank)

From: [Danielle Gustafson](#)
To: [Jeff Foster](#)
Subject: Re: re StoneGate application
Date: Friday, May 3, 2024 9:56:49 AM
Attachments: [image002.png](#)
[image001.png](#)

Hello,

All the information you have given me has been very helpful. I will definitely be watching for any further information. Again I appreciate your candidness. Thanks again.

Have a nice weekend.
Danielle

On Friday, May 3, 2024 at 10:24:54 AM CDT, Jeff Foster <fosterj@reno.gov> wrote:

Danielle,

It appears that the applicant will be making a change to the residential zoning request to reduce the allowed density from SF-11 to something lower. High density housing is definitely not the plan, but neither is a zone that would only allow large lots/horse properties. Again, one of the primary considerations is to protect those heavily treed areas.

I am not sure what the potential development timeframe is following the potential approval of the MPA/ZMA, but it likely wouldn't start for at least a few years given how long other steps in the process take. It is likely that development would start closer to the highway in terms of infrastructure and then industrial and/or commercial uses, followed by residential at some point. Market considerations always come into play, so even these things can change.



Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov
1 E. First St., Reno, NV 89505

Reno.Gov

Please be advised that my working hours are as follows:
Mon-Fri - 8:00 am to 4:30 pm

From: Danielle Gustafson <dcgusto@yahoo.com>
Sent: Thursday, May 2, 2024 8:02 PM
To: Jeff Foster <FosterJ@reno.gov>
Subject: Re: re StoneGate application

Hello,

The documents you presented make is very clear. I just don't believe in that high density housing. Especially when you have some areas of that property that are beautiful. You are right about the trees on that hill. they've been there over 100 years and can't be replaced. It would be horrible to have them bulldozed down. I was ok with the more upscale housing, but not the kind of density they are talking about for housing.

Are there any estimated timelines for any of this?

I appreciate you sending me the documents.

Danielle

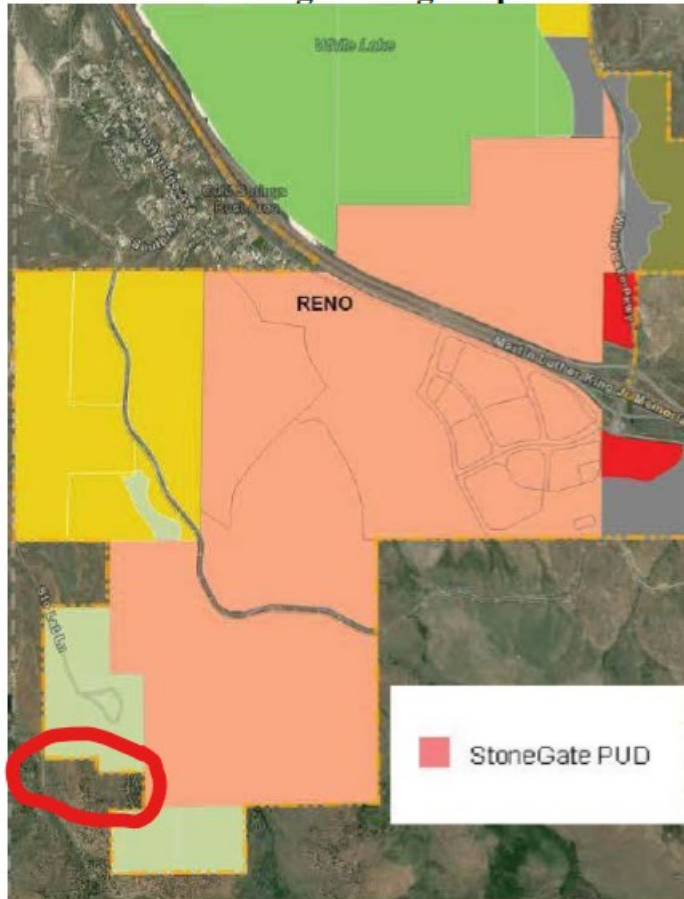
On Wednesday, May 1, 2024 at 06:19:37 PM CDT, Jeff Foster <fosterj@reno.gov> wrote:

Danielle,

Thank you for your email. Please recognize that at this stage (master plan amendment/zoning map amendment), the ultimate layout is not known and is not required to be for approval. That normally happens later with tentative maps, building permits, etc.

I have attached a page from their application showing existing (PUD) and proposed zoning. Your parcel is circled below. You are correct that the industrial is proposed closer to and on both sides of Highway 395. When you look at the proposed zoning map in the attached, you'll see they are proposing SF-11 zoning adjacent to your parcel. [As a result of City feedback, that may be changing to a lower residential designation.] However, even though that area is shown as residential, I can tell you that they are not talking about residential in that portion of the property adjacent to your parcel as a result of extensive tree coverage and topography. Whatever residential that may be developed in the residential zoning area would generally be located further to the east and up closer to the train track in flatter areas with fewer trees.

Existing Zoning Map



Please let me know if you have any further questions.



Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov
1 E. First St., Reno, NV 89505

Reno.Gov

Please be advised that my working hours are as follows:
Mon-Fri - 8:00 am to 4:30 pm

From: Danielle Gustafson <dcgusto@yahoo.com>
Sent: Wednesday, May 1, 2024 3:47 PM
To: Jeff Foster <FosterJ@reno.gov>
Subject: re StoneGate application

Hello,
I'm sorry I missed your call this afternoon. I have 40 acres on STO Lat, next to 14700 StoLat Lane where

there is one home built. The property from StoneGate is adjacent to my property and I would like to know what the plans are for that particular area. At one time I thought that area was going to be designated to Estate Residential property with Large homes, but now I see in your plans that you don't have anything designated that way. Maybe that area will be one of the park sites? I'd like to see what the ultimate layout of the property is going to look like. I'm assuming the industrial would be closer to the 395 highway.

Please send me either a link or an attachment of something that would make sense to me.

Danielle Gustafson
815-693-8811

PS: my post card states Important notice about your property Parcel 558-010-03 I don't know if this helps any.

CONFIDENTIALITY NOTICE:

This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

Development Review Public Comment

The public comment form has a new entry from the public.

Case Number

LDC24-00051

Position

In Opposition

Comments

Adding 4200+ homes without adding hospitals, schools, police, fire, and other resources first is irresponsible. Increasing traffic to such a degree on an already heavily travelled stretch of 395 is going to make commute time even longer and more treacherous, particularly in winter and affects not only Cold Springs and North Valleys residents, but those in Rancho Haven and other rural communities. With water and water rights in such short supply in most basins and an already heavily loaded power grid, where are the utilities going to come from? We are losing the character and rural charm that the North Valleys are known and loved for.

Email Address

mrs.yriarte@gmail.com

Name of Commentor

Katherine Yriarte

Phone Number

Submitted: 5/14/2024 11:22:34 PM

These comments were submitted on behalf of: (self if blank)

Planning Commission Public Comment

The public comment form has a new entry from the public.

Planning Commission Meeting Date	2024-05-15
Agenda Item or Case Number	LDC24-00051
Position	In Opposition
Comments	We don't need more congestion in the north calleys. It makes for more risk of theft and vandalism.
Email Address	Huskerjoy@yahoo.com
Name of Commentor	Joyce Resner
Address	8610 Beachcraft
Phone Number	775-683-0952

Submitted: 5/17/2024 4:08:27 PM

These comments were submitted on behalf of: Self (self if blank)