

From: Washoe311 <washoe311@washoeconomy.gov>
Sent: Tuesday, April 5, 2022 11:01 AM
To: Washoe311 <Washoe311@washoeconomy.gov>
Subject: A new Service Request has been created [Request ID #109894] (Planning Commission/Board of Adjustment) - Washoe County, NV

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Washoe County, NV

A new service request has been filed.

Service Request Details

ID 109894
Date/Time 4/5/2022 11:02 AM
Type Planning Commission/Board of Adjustment
Address Reno
Origin Call Center
Comments Hello and To Whom It May Concern ~

I am a 3rd generation Reno native and moved to the north valley area a few years ago after always living within the city. I loved the space, the peace and quiet, the wildlife, and the

availability of rural living.

Now, with the housing market crush we are experiencing locally, 1,000's of apartment units and homes have been approved for the north valleys, an area that provides both low cost housing and homes/properties selling for upwards of 1.75Mill. Why would adding more warehouses to an area that has exponentially expanding housing growth be a good choice?

How can more ugly warehouses bring property owners/voters satisfaction in their location choice to live? They can't. While the north valleys is still considered the city of Reno's ugly stepchild, we, the Reno locals who choose to call this area home, are horrified that our way of life, the beauty of Nevada, our property values and ownership is being destroyed by our county leaders adding more concrete slab buildings. North valley residents want more services, not more storage buildings and warehouses. PLEASE HEAR US.

Please do not approve this warehouse project. Please protect the other Reno consumers and voters who may not be in your district, but are still a valuable constituency. We, the property owners of the north valleys, deserve and demand to be heard.

PLEASE...PROTECT OUR VALLEY, OUR HOMES, OUR NEVADA RURAL COMMUNITY.

Submitter Archuleta, Lisa
Washoe County, NV
lisamarchie@gmail.com

[View in QAlert](#)

Washoe County, NV

From: Ana Vega <anamarcela_vega@yahoo.com>
Sent: Wednesday, April 6, 2022 4:27 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Proposed warehouse build of KP investors LLC

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

My name is Ana Vega, my husband and I moved into Cold Springs back in March 2016. We fell in love with our backyard, home and this community. The community is peaceful and full of natural sceneries, in which we all here love, enjoy and would like to maintain. Being away from the city gives those who live here a peace of mind, away from the busyness that is downtown and the city life.

With all do respect I say this to express my opinion, issues and concerns on this project for the sake of the location and of course the issues it would cause for us here in this community. We have lived and not ced the main issues through out the years and with an addition of this project, as good sounding as it maybe the overall picture of it isn't good in our eyes as citizens and we have the right to say so.

Building this project will bring noise and pollution in construction for the neighboring area, especially those that live right where it is proposed to be build, not to mention of course the transportation and business it will bring along with it.

The amount of traffic in construction and in business with these semitrucks, trailers and other business related transport with this project is the major concern in that there are only two ways in and out of our community. The infrastructure is not present to support this kind of plan, the bridges are small and not sure the capacity of weight it can take with wear and tear with more and more traffic and heavier vehicles going back and forth.

Traffic isn't needed when we all face it heading south on the freeway past Stead ALREADY. This warehouse project hasn't taken in consideration the horrible experience between the traffic hours leaving and coming back into Cold Springs in the early mornings and late evenings, it alone is a reason why this project will fail. We already deal with traffic, accidents and bottleneck effect of living out here with the recent and still occurring additional housing along the freeway and growth. We don't want it anymore, our property tax has risen because of this as well. Increase of property tax, HOA, inflation, gas prices, food and other amenities is unfair for the middle class families. Those with expenses for children, pets, medical, and other reasons can feel the stress mounting and unneeded worries, with weaning out of covid and now having a war affecting us is too much.

During bad weather and snow we experience unclear roads at times and accidents after another. More semi trucks and trailers will make matters worse and more accidents to come. Especially with wind gusts and warning signs of no trailers to pass near Golden valley exit into Lemmon and beyond, due to tipping over and for the safety of the general public. We still need to make it into town, work, school, errands or what not on time. Dealing with adding more time to this whole dilemma is a stressor in itself.

Water and drought is another thing, where will the water for these warehouses be tapping into? The use of it during construction and after as well. Raising of water cost or being in a drought does concern me greatly with the added business.

Property value of the neighboring houses/ community and the fact that the open land where people hike, walk their dogs, and conduct activities such as dirt bikes, RTV's or casual walks will be blocked by cement buildings and parking lots, taking away from their views of the open desert land they enjoy to have. The wildlife and nature being disturbed is another concern I have heard mention by the community.

Seeing the location there is plenty of open land crossing the California Stateline going north, this must be a business move in where building it near the border, but on the other side of it into Nevada territory is a cost or tax decrease? Why isn't this stated or mentioned, I honestly do care where it is built, for the fact that if this project is to be done... have it done on California territory, there is way more open area going North towards Bordertown, why propose building it in that specific location, why?

Please voice this out during the zoom meeting, since I will not be able to attend like most people in the community since I do work. Appreciate the opportunity and time to whom ever is reading it.

Sincerely,
Concerned Cold Springs resident
Ana Vega

[Sent from Yahoo Mail on Android](#)

From: Amber Rieger <amberrieger14@nevada.unr.edu> **Sent:** Wednesday, April 6, 2022 3:35 PM
To: Washoe311 <Washoe311@washoecounty.gov> **Subject:** Public comment KP Investors

Hello Board Members,

I will be speaking at the meeting tomorrow but just wanted to say a few things. First is that this development would directly impact my life. The idea that this project is minimally impacting the residents of Cold Springs and the nature of the area proposed is false. Taking out thousands of sagebrushes and saying that no trees will be harmed in the project is horrible. It does not involve the coyotes, rabbits, quail, caterpillars, bluebirds, and the many other species that inhabit this heavily vegetated area. Also the amount of grading needed of 910,000 cubic square feet makes no sense. Infill of up to 56 feet in a ravine that is used for water flow is an irresponsible displacement of land. As for the school children the bus stops will have to be moved. Washoe County's school bus driver shortage of 87 personnel will only further strain the bus drivers. Also moving the bus stops to the other side of the lake may mean decreased access for students to go to school as parents that leave before their kids for work will not be able to provide them transport. This is not the community's fault and this should fall on KP Investments as one of the large problems to solve. Profit of a warehouse is not more important than access to education. Also access to our heavily used ATV roads for dirt bikes, ATVs, dogs, and horses will be taken away. It is imperative that a road be given to the people of Cold Springs for access to these roads and the mountains. Otherwise we will inevitably see accidents between children and big trucks. This is a safety nightmare. Also the one way in and one way out for both South Avenue and the Trailer Park will mean that when a jackknife occurs or an accident with a semi occurs that access to these roads will be stalled. Knowing that many of the people in the trailer park are elderly only adds to the situation. If a truck blocks the road there will be no emergency access. This is dangerous for not only the residents but to the possible workers as well. Also when it comes to fire evacuations that have occurred twice in the past few years it is the community's duty to get all people and livestock out, not employees of a warehouse. There are no alternative routes besides these two roads in case of a real emergency. In all I see this project being a detriment to the safety of the residents as well as the workers. I see it permanently killing old growth sagebrush and taking our way of life. And as for owners on Volunteer Court it will inevitably bring down our property values due to the lack of the mountain view. This MUST be compensated if this project is to go through. Also, an area for a turnaround of emergency vehicles on Volunteer Court MUST be added to the project plans. Sadly this project does not fit the way of life, needs, wants, or goals of the people and wildlife of the region. These are just a few of my concerns with the project. PLEASE consider not approving this special use permit for the wellbeing of our community. There are other places to build such as USA Parkway that are already graded and retrofitted with electricity and needed infrastructure for a warehouse development. Damaging Nevada land to bring extra traffic, loss of livelihood, and degradation to nature does not work with our community.

Thank you,
Amber Rieger

WSUP22-0005
PUBLIC COMMENT 3

KP INVESTMENTS NORTH - COMMENTS

My name is Curtis Rieger - I have lived at 18200 Volunteer Ct. Reno, NV 89508 - For the last 20 years. I am the closest and most impacted Home owner to this project - as is my 5 Neighbors on Volunteer Road. I have thought about how this is going to impact my entire Quality of Life - my million dollar view, listening to trucks all day long, smelling idling diesel trucks all day, no more animals (rabbits, quail, mule deer, Bobcat, songbirds.) no more Stars and the Milky Way. Then I realized this is not a concern when it comes to Commercially zoned property. But you also must realize how powerful and strong residential communities and basic humanity really are.

Please call, text, Fax, or E-mail ^(Curt or Dave) a response that you have received and read these documents. Thank you so much for your time!

DAVE DUNBAR (775) 240-9736

Sincerely Curtis Rieger

cell (775) 771-0506

FAX (775) 971-9790

E-mail - CQFENCE@YAHOO.COM

As of 2020 - 10,153 residents live in Cold Springs. I feel like we the people - school teachers, bus drivers, contractors, accountants, retired persons, - hard working taxpaying citizens should have been included from day 1. Contacting 122 people and trying to sneak in the back door with a large project of this caliber is unacceptable.

I feel like these projects and proposals (with planners, developers and citizens) are shifting in a direction of mistrust and non-transparency. I am fearful of where this is going to end up with our community if this project goes through. The red flags and present dangers are 100% real and would be a grave mistake to overlook.

Another major safety concern

In the last 2 years the Highway was completely shut down ^{twice} in the Cold Springs Valley in both directions because of wild fires - residents had to drive all the way behind Red Rock through Rancho Haven 15 miles to connect to Hwy 395 and double back - 2 years ago we all got evacuated on the west side of Cold Springs due to the Loyalton Fire - it was quite a process with all the livestock on this side (since it is all zoned for large animals.) Even though our roads are small and they got very congested - in a short time frame we all banded together and got all the animals and people out safely (very proud of our community.) We do not need the extra responsibility, concern or safety burden to remove an additional 650 people if it happens again. (unfortunately the fires have been far worse in the last 3 years than anybody thought was possible.) I would hope the entire West Coast would have learned from the tragedy in Paradise, CA. This is just 1 of about 30 concerns that are very serious on this project.

One road in and one Road (Reno Park Blvd.) is creating a bottleneck. Any small wreck or blockage of any sort could possibly be catastrophic. (God forbid.) This is a major safety concern that was presented and documented April 4th, 2022, before approval and construction!

Cold Springs is one of the windiest, coldest, snowiest valleys around (except for Washoe). We get extreme winters out here. Even when the free-way is driveable - as soon as you hit the valley many days you will not make it home unless you have a 4-wheel Drive. The frontage road was blocked 3 times this winter due to blowing snow off of Peavine Mtn. (400' Long and 24" deep - about 2" to 4" was deposited on the Highway.) Every year many vehicles spin out and/or get stuck on the off-ramp and bridge by Bordertown. The good news is this valley is full of outdoors people - 1/2 of us have 4-wheel drive trucks with tow-straps or chains and we always help each other out quickly.

We only have a few tractor-trailer trucks that drive on our roads out here. (Bordertown Casino deliveries, and Gas trucks for the 3 gas station's.) Most of them local drivers who send their A driver with chains out in the winter.

Out of the 650 Employees how many will have 4 wheel-drive vehicles (should be an employment pre-requisite.) We do not have public transportation in Cold Springs. Like I have stated the roads can be treach-er-ous in this valley for up to 4 months (Dec through March.) Unless every single semi-tractor Rig chains up (must provide a chain-up spot on 395 North.) - there will be spin-outs, jack-knives, and blockage of roads many times. It's not a matter of IF it's when a semi-Rig slips on Reno Park Blvd and jack knifes blocking the entire road. No one in and No one out for 72 homes, ^{and} this entire project.

Continued!

A majority of the residents in the trailerpark are elderly. Just imagine if an Emergency vehicle was called and was unable to make it up the road because of a truck blockage. (I don't even want to think about it.)

The other access road is South Avenue. Our street (Private Road) which I personally have maintained (snow removal, wash-outs, drainage repairs, grading) for the last 20 years. I have also maintained (snow removal) ^{of} the 450' at the bottom of South Ave ^{AND Northridge Intersection.} which is Washoe County and has not been taken care of by the County. Since we are bringing it up is it possible to be re-embursed for my labor and diesel over all these years?

If this project goes through am I responsible for my community (which by the way I am comfortable and proud of serving) and the additional burden of 650 employees of this project.

Cold Springs is one of the windiest valleys any where, even over Washoe Valley. Today April 4th, we had sustained gusts of 15 to 25 mph, gusts up to 60mph (its not even nighttime yet.) This particular day probably happens 60-70 times a year. I've had gusts over 80-90 mph many times in the last 20 years at 18200 Volunteer Ct., Reno, NV 89508. To think that they propose to move an entire mtn (910,000 cubic yards of dirt) and fill in a huge valley (895,000 cubic yards) - is completely irresponsible. You could not spray enough water to suppress the dirt from covering our community. If you think the dozens of video camera's and phones ^{won't be} pointed at this site every single day of grading waiting for the dust to hit their homes you are mistaken. The phone calls, shut-downs, fines, construction worker's going home repeatedly, are going to be astronomical! I can not believe this project could be economically feasible. USA Parkway, Stead (Far back side), and many other places are a better fit.

Lastly - we would like to know the names and numbers of the reasonable parties contacted to this project. When things turn sour we need somebody to be held accountable!

THE RICH FAMILY

One day a proud father who was very rich took his son on a trip to the country to show him how poor people live. They spent a day and a night on the farm of a very poor family. When they got back from their trip, the father asked his son, "How was the trip?"

"Very good, dad!"

"And what did you learn?"

The son answered, "I saw that we have one dog at home, and they have four. We have a pool that goes to the middle of the garden; they have a creek that has no end. We have imported lamps in the garden; they have fireflies and stars. Our patio reaches to the front yard; they have a whole horizon."

When the little boy was finished, his father was speechless. His son added, "Thanks, dad, for showing me how poor we are!"

