

POINT C: SOI Rollback Verdi

I cannot make Finding 1:

- The amendment is NOT consistent with the Master Plan
- The City has put a “Mixed-employment” land use over the industrial zoning
- This translates into “Commercial” zoning
- This was not implemented because S3 (potential buyer – not the owner) initiated SOI rollback to bypass legislature

Regression vs. Progression??



NOT INDUSTRIAL

Can't make Finding 2: Compatible Land Uses

BACKGROUND

- 2019: City of Reno unanimously turned down development because of **“incompatibility of surrounding areas”** and **“traffic”** (City Staff Report 7-28-21)
- BOA: turned down SUP/grading unanimously

Can't make Finding 2: Industrial incompatible with surroundings

- Safety: West bound on-ramp
- Traffic: Unsafe intersection
- pedestrian and vehicle mix on narrow rural road
- the proposed trailhead (Canepa Carcione open Space)
- Tahoe-Pyramid trail
- Surrounding residential areas: Mogul, West Emerald, Belli Ranch, Somerset (noise, pollution, dark skies)

EXIT 7

Mogul 

EXIT 20 MPH

RESIDENTIAL AREA
NO THRU TRAFFIC



EXIT 7 



Can't make Finding 4: Adequacy of facilities

- 4. Availability of Facilities. There are or are planned to be adequate **transportation**, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed master plan designation.

Can't make Finding 5: Desired Pattern of Growth

- The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of **natural resource impairment** and the efficient expenditure of funds for public services.

All 3 General Verdi Plan Findings not met

- A. The amendment will **NOT** further implement and preserve the Vision and Character Statement.
- Vision: private or public development should
- Respect the scenic, and rural heritage of the area
- Address the conservation of natural (...), scenic, and cultural resources

Nevada State Historic Preservation Office Marker #62



TRUCKEE RIVER

IN PREHISTORIC AND EARLY HISTORIC TIMES THE TRUCKEE VALLEY IN THE VICINITY OF PLATO NEAR THE RIVER, MANY FISHBLINDS WERE LOCATED NEARBY FOR THEIR USE IN THIS IMPORTANT SUBSISTENCE ACTIVITY. EVEN AN EARLIER POPULATION LEFT ITS MARK IN THE FORM OF PETROGLYPHS ON BOULDERS IN THE AREA.

THE TRUCKEE RIVER RAN FROM LAKE TAHOE TO PYRAMID LAKE, AND WAS FIRST DISCOVERED BY CAPTAIN JOHN C. FREMONT IN JANUARY, 1842.

THE STEPHENS-WISHNETT-TANNESEY PARTY IN 1844 ALSO FOLLOWED THE TRUCKEE RIVER INTO THE SIERRA AND CROSSED THE MOUNTAINS VIA DONNER PASS. THE ILL-FATED DONNER PARTY RESTED ON THE TRUCKEE MEADOWS AT PRESENT RENO, BUT THEY TRAVELED TOO LONG AND WERE CAUGHT BY THE SIERRA SNOWS. DESPITE THE DONNER TRAGEDY, MANY EMIGRANT TRAINS TO CALIFORNIA, PARTICULARLY FROM 1849 UNTIL 1853, TRAVERSED THE TRUCKEE ROUTE.

IN 1868, THE CENTRAL PACIFIC RAILROAD FOLLOWED THE TRUCKEE'S COURSE FROM THE COCOS TO THE 1870'S, THE SURROUNDING MEADOWS EDGED TO THE HEAVY EXHAUSTS OF THE GIANT SOUTHERN PACIFIC GAS-ANGLED, ARTICULATED STEAM LOCOMOTIVES. DURING THE SAME PERIOD, THE PRIMITIVE EMIGRANT TRAIL AND THE EARLY TO LINDS WERE DEVELOPED INTO THE LINCOLN AND LITCHIO HIGHWAYS, AND THEN INTO U.S. 40 AND I-80, TODAY'S FREEWAY.

Cultural Resources

- Prehistoric petroglyphs
- Washoe Indian artefacts
- Emigrant Trail Marker
- Lincoln Highway reference

All 3 points of General Verdi Plan Findings not met

- A. The amendment will **NOT** further implement and preserve the Vision and Character Statement.
- B. The amendment **DOES NOT** conform to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.

Verdi Rural Character Management Area (RCMA)

Land Use

Goal One: The pattern of land use designations in the Verdi Area Plan Rural Character Management Area will implement and preserve the community character described in the Character Statement.

Policies

- V.1.1 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must address each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.

Rural Character Management Area

- (...)The Belli Ranch and Mogul community are suburban developments, but consider themselves rural due to lot size and non-commercial nature. These communities have expressed their desires to remain as they are and to remain part of the Rural Character Management Area.

All 3 General Verdi Plan Findings not met

- A. The amendment will **NOT** further implement and preserve the Vision and Character Statement.
- B. The amendment **DOES NOT** conform to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.
- C. The amendment will **ABSOLUTELY** conflict with the public's health, safety or welfare.

Verdi Community Plan Maintenance Findings not met

- (a) NO sufficient infrastructure and resource capacity
- (c) A **traffic analysis has been conducted** that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be **waived** by the Department of Public Works for projects that are determined to have minimal impacts.



EXIT 7

Mogul
1/2 MILE

NO SERVICES