

## Fwd: Park Commission Comments on Canepa and Carcione Properties

AOL Member Service Support@NoReply@aol.comms <bfenne@aol.com>

Sat 5/14/2022 10:34 AM

To: Evans, Denise <DEvans@washoecounty.gov>

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

From: AOL Member Service Support@NoReply@aol.comms <bfenne@aol.com>

To: skirschenman@washoecounty.gov <skirschenman@washoecounty.gov>

Sent: Sat, May 14, 2022 10:33 am

Subject: Fwd: Park Commission Comments on Canepa and Carcione Properties

Hello Washoe County Parks,

I am part of the Mogul Neighborhood Association and we definitely support your efforts to build trailheads and other amenities on these two open-space parcels. These improvements will add to greater recreational use of the Mogul area and are a necessity because there is no developed parking in the area, no restroom or businesses nearby or defined trails for current users.

Our biggest hurdle is to stave off having an Industrial Park which will divide these sections of Open Recreation Space with a steady stream of trucks accessing APN's 038-181-01 and 038-172-014 owned by Riverview Estates. Who has ever heard of park area being separated by truck traffic? As it stands, the Master Plan states that you cannot divide residential areas with a different kind zoning. Heavy truck traffic will interfere with homeowners who live by the Truckee River, slow the only safety access into and out of the south side of Mogul and potentially cause a major obstruction at the junction of the I-80 interchanges and 4th Street. I hope we are not setting a precedent if this Industrial zoning stands. Additionally, the Sheriff's department stated that the blind areas at the underpasses make the area not defensible.

We have the option to convince Washoe County to trade comparable land with this property. After all, since the 1980's this area was deemed a "greenbelt" by both Washoe County and the City of Reno and subsequently became Open Recreation Space. We are also looking to replace the SHIPO signage that states that this area is known to be a site for Native American Indian use along the Truckee River. The sign went missing but has been recovered. So, we are looking at other contradictions. NDOT stated that the interchanges at Mogul, built 50 years ago, "are antiquated"; while sufficient for traffic years ago the traffic load will be significantly increased. The also stated that improvements for the developer would be paid by the developer.

In the case of the west entrance, it was suggested that that ramp could be closed to heavy truck traffic since it remains dangerously short for passenger vehicles. We have had semi-truck roll-overs at both west-bound exits/entrances.

Since Somersett was denied traffic access through Mogul, both Sunset Bluffs and Sierra Canyon subdivisions use Exit 7 in addition to Mogul residents. NDOT stated that any improvements to improve I-80 ramps to benefit traffic for this Industrial Park would need to be paid by Riverview Estates. That means rebuilding the underpasses and extending all the exits and entrances, improving the safety at the junction of 4th Street and Mogul Roads and somehow making it safe for recreational access at either end of Mogul Road. The railroad crossing at 4th Street is highly dangerous with insufficient sight lines, fluctuating signage and anyone in the intersection will be hit by a train because it takes 1/2 mile to stop the train. We have the same issue at the 2nd gated crossing with the the stopping distance and sight line around a curve. People do not realize both train tracks are active.

Sincerely,

Barbara Fenne



## Fw: Park Commission - Carcione and Canepa Recreation Access Plan

Evans, Denise <DEvans@washoecounty.gov>

Mon 6/6/2022 12:39 PM

To: Evans, Denise <DEvans@washoecounty.gov>

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**From:** cralbright <cralbright@juno.com>

**Sent:** Sunday, May 15, 2022 9:23 AM

**To:** Kirschenman, Sophia <SKirschenman@washoecounty.gov>

**Subject:** RE: Park Commission - Carcione and Canepa Recreation Access Plan

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

I support everything in this proposal. Thanks for all you do.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Kirschenman, Sophia" <SKirschenman@washoecounty.gov>

Date: 5/13/22 9:34 AM (GMT-08:00)

To: "Kirschenman, Sophia" <SKirschenman@washoecounty.gov>

Subject: Park Commission - Carcione and Canepa Recreation Access Plan

Good Morning,

Thank you for your continued interest in the development of the Carcione and Canepa Ranch Recreation Access Plan. **The draft plan that will be presented to the Park Commission at their upcoming meeting on Tuesday, June 7th is available for review on the [Washoe County Regional Parks and Open Space Current Projects webpage](#).**

You are invited to provide comments on the plan to the Park Commission either by attending the upcoming meeting or by sending emailed comments to me and Denise Evans (devans@washoecounty.gov). If you email comments, please indicate that they are intended for the park commissioners and send them no later than 4:00 pm on Monday, June 6th to be included as part of the record.

The Park Commission agenda will be available on the [Park Commission webpage](#) the week before the meeting. The meeting start time will be announced on the agenda. The community is welcome to attend the Park Commission meeting in person at the Washoe County Chambers (1001 E. 9th Street) or via Zoom (the Zoom meeting information will also be provided on the agenda). If there are others in your community who you think would be interested in reviewing and/or weighing in on the plan, please pass this information along. Thanks again for your time, interest, and input.

Have a great day,

## Carcione and Canepa Ranch Recreation Access Plan.

Jean Bechdolt <jbechdolt52@yahoo.com>

Wed 6/1/2022 9:56 PM

To: Evans, Denise <DEvans@washoecounty.gov>

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

I would like to make this letter part of the record for the upcoming meeting on June 7th. I am a resident of Belli Ranch and would like to express my concerns and disapproval of the Carcione and Canepa Ranch Recreation Access Plan.

You have heard from several residents in Belli Ranch and it doesn't seem like you are taking our concerns seriously or intend to address them. Several of us have lived in this area for 30+ years. We chose this rural area instead of living in the city for the peacefulness and to be away from the crowds and noise of the residential city life. Many of us living here are retired and wanting to live the peaceful quiet life we have chosen and been able to enjoy. We are a small area with limited traffic. We have no sidewalks and walk with our children and animals in the streets. We also have livestock in the area and ride our horses in the streets and trails around us. We are a small subdivision with one road in and out. The increased traffic could be devastating in case of emergency evacuation.

Now you propose to create a park at the end of our neighborhood creating increased traffic through our quiet streets. You want to put in a parking lot next to a home that has been without interruption of traffic, noise and increased activity. How would you feel if this was your home and suddenly what you have spent your life creating is taken from you and you go from quiet open space to a park, parking lot and increased traffic and activity right alongside your home. You are going to increase the crime in our area as well as fire danger. We will be going from a small community with few homes that seldom see traffic other than those living in the area, to an area that has increased traffic, noise and activity. This will also destroy the area where we have wildlife living, deer, bears, coyotes, numerous varieties of birds and other wild animals that will be driven out by the increased activity. Many of them are being displaced with all of the building in the area and have moved to the area you want to populate. Besides the traffic, crime and increased fire danger this will bring to the area, you are also creating a place for homeless encampments. The thought of the garbage and trash left behind is appalling. You have also been told if the fires caused by the homeless along 4th street. The danger in this area is tenfold. The bears will have a hay day with all the food and garbage left behind. It will become a hangout for gangs away from the city lights. You say there will be a park ranger to patrol the area. What happens after hours? Another big concern is river access and breaking down and destroying the area from the foot traffic. All of the grassy area would be trampled down. This access could be created on the Carcione side with a ramp to walk down.

It's not that I am against the use of the trails and open area. The area is already used by hikers, bikers, dog walkers and equestrians. There is access to the area by parking on the Carcione side and crossing the power company bridge which is used by several people. There is also access to all the trails at nearby Mayberry park and you can find all the trails and access on available maps. You can still use the areas by putting the parking and main picnic area etc. on the Carcione property and using the walking bridges to access the Canepa side. That would eliminate the traffic problem on our side of the river with one way in and out and could be devastating in case of fire and emergency evacuation. The

railroad tracks are being crossed now and people are parking and accessing the area so with some improvements it could be a safe crossing.

I really don't believe there was much consideration given to the plans where the Belli Ranch as well as the Blue Herron residents are concerned. I believe with some changes this could be accomplished and still become the open and park area you are looking for without disturbing the residents.

I really hope you keep an open mind and consider what this is doing to our lifestyle and privacy.  
Thank You.

Jean Bechdolt.

Sent from my iPhone

## Carcione and Canepa Ranch Recreation Access Plan

Kris Engstrom <khallengstrom58@gmail.com>

Fri 5/13/2022 1:14 PM

To: Evans, Denise <DEvans@washoecounty.gov>

[**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 are in complete support of the Carcione and Canepa Ranch Recreation Access Plan and super impressed with all the work that has been done thus far on this project. This is EXACTLY what we need to do with this wonderful river and land surrounding it.

Thank you.

## Park planning

Stephanie Flowers <flowers8.14@gmail.com>

Mon 5/23/2022 10:33 AM

To: Evans, Denise <DEvans@washoecounty.gov>

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

Good morning. This email is intended for the Park Commission in regards to the development of the Canepa Ranch Access Plan.

I am a direct member of the community that this park will impact the most. I live just a short distance from this proposed park area and am frightful to think of what this park could negatively entail for my family and my neighborhood.

My husband and I have two small boys who love their new life of playing openly around our neighborhood without having to fear traffic or "visitors," aside from the natural wildlife. This proposed park would without a doubt change all of that for them and for all of us. It would increase vehicle traffic on a quiet, safe street. It would increase the frequency of people in the neighborhood who don't belong there. My children, being young, often leave their bikes outside, or beloved toys. It has never been a thought of mine to worry about theft, but it sure will be if traffic increases.

We know the people in the neighborhood and like it that way. We are a tight-knit community of neighbors and we chose to live on the outskirts of the city for that reason. We like our small community who cares for each other and we enjoy the bicyclists who ride through but we are NOT inviting the entire community of Reno or *anywhere* to come and enjoy what is our private, sacred oasis. There is other space to be ventured- stay out of our neighborhood.

I worry too about homeless taking up residence in the park if provided with shelter and a bathroom. That is only a matter of time; a when, not an if. It goes unsaid what kind of issues and horror that would bring.

My kids currently take their wagons, RC cars and bikes and drive around this dirt lot, experiencing all the joys of childhood. What you are proposing is to turn that into a parking lot!

You may find my opinion of this park plan biased, as I live in this community, and you should. My husband and I worked hard for many years to be able to move to this neighborhood and give our children the kind of space and safety and distance from the city that we want and need.

I hope you will take our way of life into consideration before moving forward with this idea.

Stephanie and James Flowers  
Mario Road

## Re: Meeting with Belli Ranch Homeowners

Kirschenman, Sophia <SKirschenman@washoecounty.gov>

Mon 5/23/2022 4:00 PM

To: Terry Melby <terrym@gmlarchitects.com>

Cc: Karen <karen@herbalnature.com>; paul.dimartini@retiremenllc.com <paul.dimartini@retiremenllc.com>; Evans, Denise <DEvans@washoecounty.gov>

Good afternoon Terry and Karen,

Thank you so much for taking the time to review the plan and provide comments. I am copying Denise Evans on this message, so that she can pass along your comments to the Park Commissioners for their review and for inclusion in the upcoming Park Commission meeting minutes.

You did pose a question that I don't believe we've discussed before regarding the ADA parking spaces and trails more broadly. Keep in mind that this plan is conceptual and would require additional design work to determine exact trail locations and the appropriate trail surface materials. The intent is to have an ADA-accessible trail option on both properties. On the Carcione side, this would provide ADA access to the river and potentially to the bridge. On the Canepa Ranch side, more analysis is needed to determine the appropriate location. Ideally, we would like to provide ADA trail access to the river on this side as well, but given the steep slopes, further design is required to determine whether that would be a viable option.

Design Workshop will not be making any additional changes to the draft plan prior to the Park Commission meeting. Any future changes would be based on the direction of the commissioners. If you think it still would be helpful to meet on site, please let me know.

Have a great day,



**Sophia Kirschenman**

**Park Planner | Community Services Department**

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

**Please consider the environment before printing this e-mail.**

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**From:** Terry Melby <terrym@gmlarchitects.com>

**Sent:** Monday, May 23, 2022 1:48 PM

**To:** Kirschenman, Sophia <SKirschenman@washoecounty.gov>

**Cc:** Karen <karen@herbalnature.com>; Terry Melby <terrym@gmlarchitects.com>; paul.dimartini@retiremenllc.com <paul.dimartini@retiremenllc.com>

**Subject:** RE: Meeting with Belli Ranch Homeowners

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

Good morning Sophia,



Karen and I have reviewed the Park Plans and have the following comments:

- The development of the Carcione Property with parking, trails and pedestrian bridges is a good plan and with well over 90 % of the people that use the trail system now access from the Mogul Exit, this will provide a parking lot with facilities for those users. Improving this portion can be tied together with the Canepa Property without having to construct a parking lot on the Canepa Property. Tying the trail between the Carcione Property and the Canepa Property would accomplish the goals for the park while not impacting Belli Ranch Estates.
- We have concern about wayfinding through Belli Ranch Estates to the proposed parking lot on the Canepa Property. This will increase vehicle traffic through Warrior Ln and Blue Heron Cir. subdivisions with narrow rural unimproved roads and our subdivision. We **DO NOT WANT ANY TRAFFIC CALMING DEVICES NOR DIRECTIONAL SIGNS** on our subdivision roads. The proposed park plan will now be identified as a focal point and will bring new concerns, public safety concerns, traffic and social issues **all that are currently not there**. This is documented by local law enforcement agencies.
- We really do not see people traveling to Canepa Property Site (approximately 5 miles longer), traveling West to the Boomtown Exit, then traversing back through two subdivisions to the proposed Canepa Parking Site when the existing users (well over 90%) use the Mogul Exit and park between the tracks on the North side of the River to access the river and to hike now. This makes the Carcione plan so attractive.
- We acknowledge that the parking lot on Canepa Property has been reduced but still do not want a parking lot, restrooms and trails that destroy the existing natural meadow that is used daily by the Wildlife (Recently saw a bear, coyote, birds and deer). The proposed Canepa plan disrupts almost a third of the existing Meadow and does not meet the goals of Protecting and Conserving the Natural Resource.
- Not sure why have to bisect the native vegetation to put in trails that will only be in addition to the existing dirt roads that are used daily by the many hikers using the network now. The ones that bother us most are the ones that parallel the existing dirt road serving the Steamboat Ditch and cutting across the exiting Meadow.
- Concern about installation of the restroom on Canepa Property that this will create an attractive nuisance.
- If providing ADA parking, what is the intent of the surface for the trails? Will the trails be ADA accessible?
- Must be clear that hiking beyond the existing fenced gate on Steamboat Ditch and West of the Meadow is all private property and would be trespassing.
- We have been hiking this area for over 25 years and hate to see it change from a rural trail network to an urban trail system. It should also be noted that we interact with most of the existing hikers and dog walkers; we have yet to come across one who wants the area improved into an urban park and trail system. They want to keep it rural and unimproved.
- Regarding the references to the public comment process, there were problems with the on line interaction, acknowledgement of the Belli Ranch Estates Comments is appreciated, it should be noted that the Belli Ranch Board of Directors sent in their concerns and disapproval in a lengthy email. In that email they identified the homeowners concerns and did **not supported of the Canepa Property Plan. One should note the Belli Ranch Estates represents 69 Homeowners or approximately 200 people.**
- Delete the parking at Canepa Property. Hikers and Bike riders are going to continue to utilize the NV Energy/TMWA access road, no matter how the proposed parking lot is fenced off. Parking is going to continue on the north side of the river, shorter distance and more convenient.
- Make the Carcione Property the focal point for the parking and trail access point.
- See attached marked up Dwgs.

Thank you for the opportunity to comment. At one point you mentioned meeting on the site, we would be glad to meet you.

Terry & Karen Melby

3430 Mario Road  
Reno, Nevada 89523  
Cell: 775-771-7653

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**From:** Kirschenman, Sophia <SKirschenman@washoecounty.gov>  
**Sent:** Wednesday, May 4, 2022 3:42 PM  
**To:** Terry Melby <terrym@gmlarchitects.com>  
**Cc:** Karen <karen@herbalnature.com>  
**Subject:** Re: Meeting with Belli Ranch Homeowners

Hi Terry,

We'll be publishing the plan early next week for review by the public. After you've had a chance to look at it, let's find a time to meet on site (the week of May 16<sup>th</sup> or 23<sup>rd</sup>). I'll follow up with you soon.

Thank you,



**Sophia Kirschenman**

**Park Planner | Community Services Department**

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



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# Preferred Concept Plan – Canepa Property

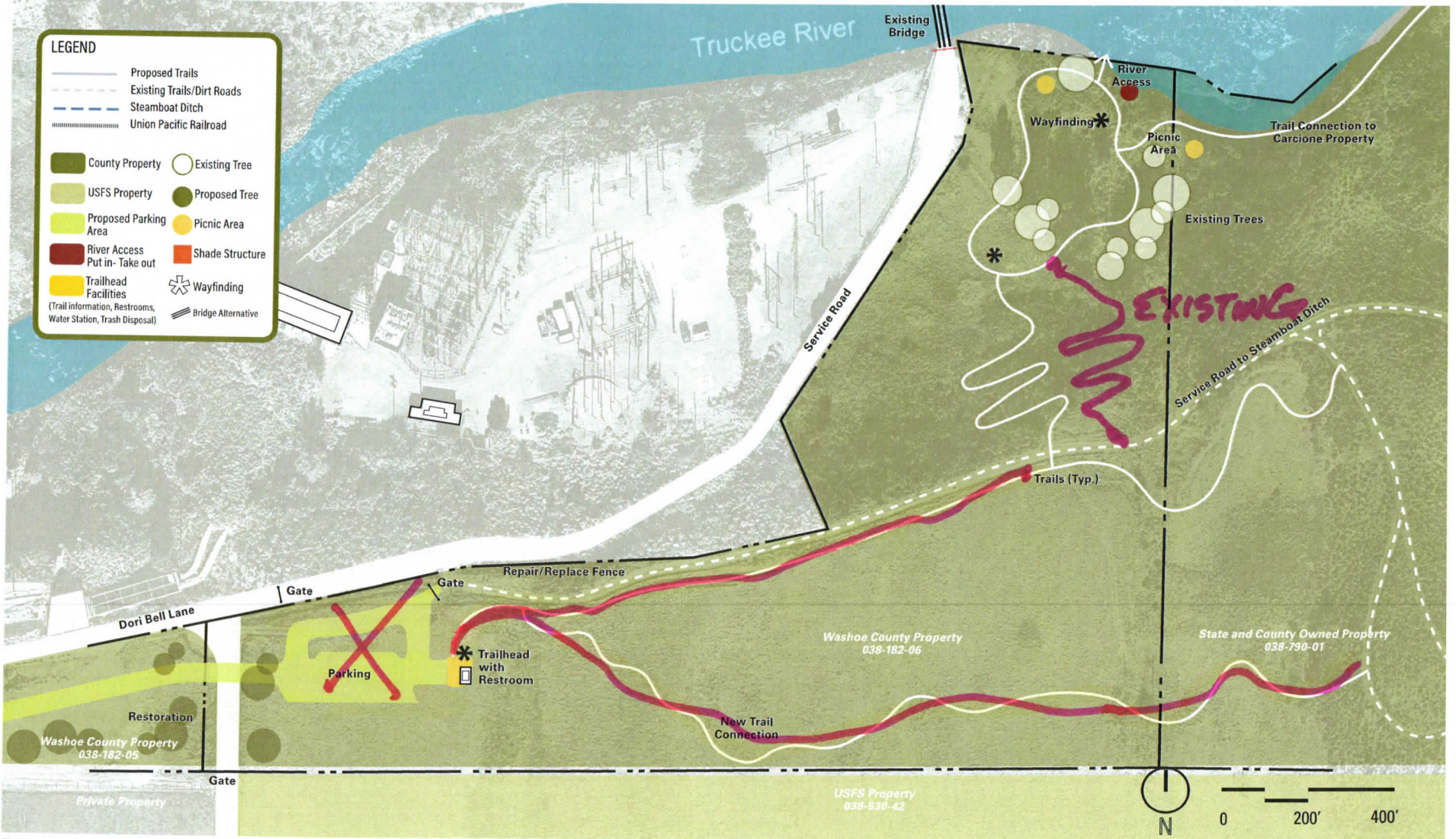


Figure 19: Preferred Concept Plan – Canepa Property

Concept A and B Enlargement – Canepa Property - Shown at the First Public Meeting

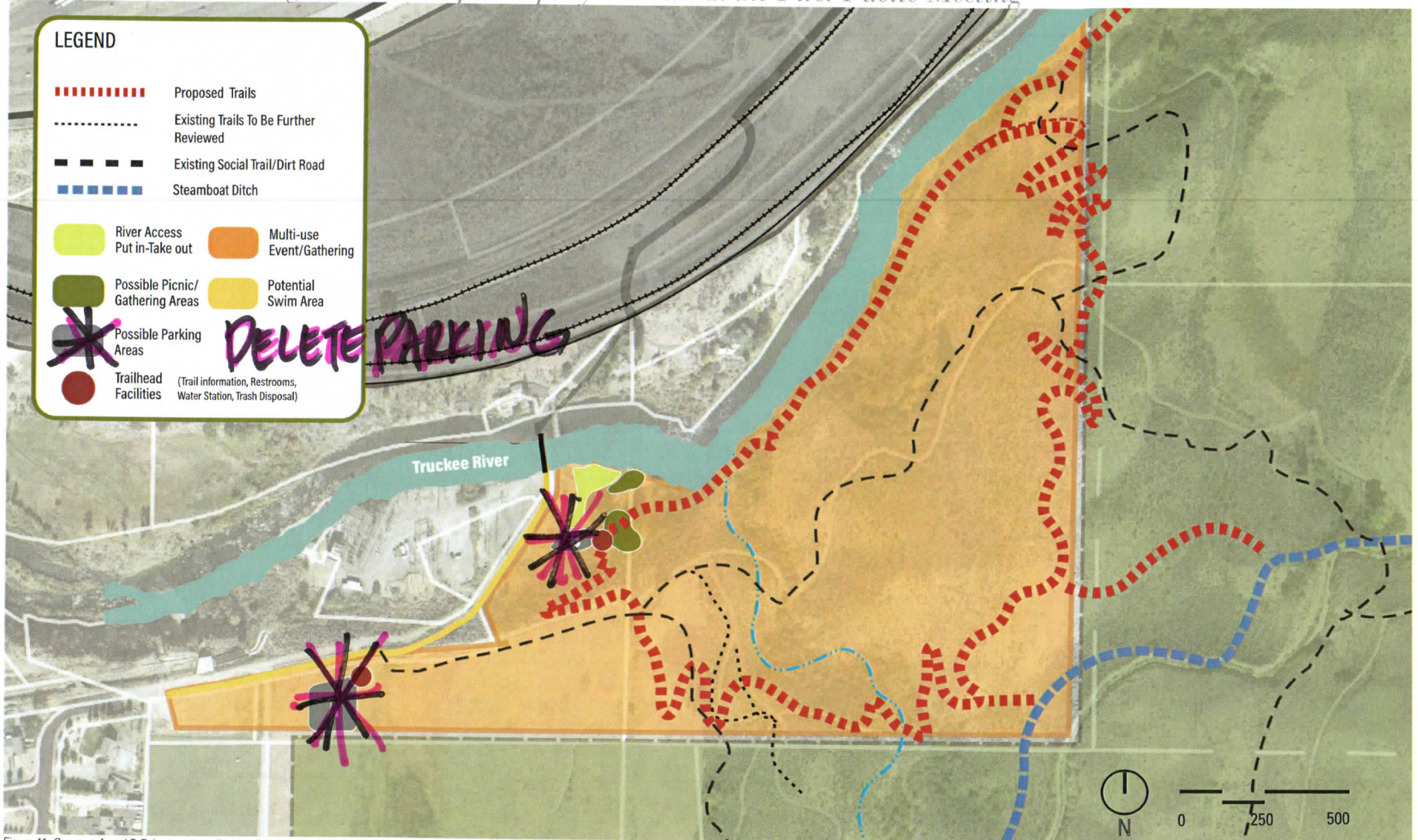


Figure 11: Concept A and B Enlargement – Canepa Property

DELETE PARKING KEEP TRAIL SYSTEM TO THE EAST OF THE MEADOW.

## Re: Meeting with Belli Ranch Homeowners

Kirschenman, Sophia <SKirschenman@washoecounty.gov>

Mon 5/23/2022 4:02 PM

To: Samuel G. Broyles Jr. Esq. <sam@sbroyleslaw.com>

Cc: Karen <karen@herbalnature.com>; paul.dimartini@retiremenllc.com <paul.dimartini@retiremenllc.com>; Naniece Bucci <nieciebee@msn.com>; lukebucci@earthlink.net <lukebucci@earthlink.net>; Terry Melby <terrym@gmlarchitects.com>; Evans, Denise <DEvans@washoecounty.gov>

Thank you, Mr. Broyles. I have copied Denise Evans on this message, so that she can share your comment with the Park Commission and ensure that it is made part of the upcoming meeting minutes.

All the best,



**Sophia Kirschenman**

**Park Planner | Community Services Department**

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

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**From:** Samuel G. Broyles Jr. Esq. <sam@sbroyleslaw.com>

**Sent:** Monday, May 23, 2022 1:59 PM

**To:** Terry Melby <terrym@gmlarchitects.com>; Kirschenman, Sophia <SKirschenman@washoecounty.gov>

**Cc:** Karen <karen@herbalnature.com>; Terry Melby <terrym@gmlarchitects.com>; paul.dimartini@retiremenllc.com <paul.dimartini@retiremenllc.com>; Naniece Bucci <nieciebee@msn.com>; lukebucci@earthlink.net <lukebucci@earthlink.net>

**Subject:** Re: Meeting with Belli Ranch Homeowners

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We agree with all of Terry's comments

Sam Broyles

**Samuel G. Broyles Jr.**

**A Professional Law Corp.**

**Serving CA for 35 years and NV for 25 years.**

**Focusing on Business, Corporate, Construction and Real Estate matters. This email is for use by the intended recipient.**

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## Re: Meeting with Belli Ranch Homeowners

Luke Bucci InnerPath Nutrition <lukebucci@earthlink.net>

Mon 5/23/2022 4:33 PM

To: Kirschenman, Sophia <SKirschenman@washoecounty.gov>; Samuel G. Broyles Jr. Esq. <sam@sbroyleslaw.com>

Cc: Karen <karen@herbalnature.com>; paul.dimartini@retiremenllc.com <paul.dimartini@retiremenllc.com>; Naniece Bucci <nieciebee@msn.com>; lukebucci@earthlink.net <lukebucci@earthlink.net>; Terry Melby <terrym@gmlarchitects.com>; Evans, Denise <DEvans@washoecounty.gov>

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Sophia,

The Buccis likewise agree with this Melby Assessment and its satisfactory solution to best suit the needs expressed by Washoe County as well as the Belli Ranch neighborhood. Deleting the parking lot and facilities on the Canepa property is common sense and from persons with feet-on-the-ground, long-term experience of this particular region.

Another factor in favor of the Melby Assessment is the reduced cost to Washoe County (and us taxpayers) to build out the areas, and further, a reduced cost of upkeep and prevention of illegal behaviors.

We implore you to share our comments to the Park Commission as well.

Thank you,

Luke & Naniece Bucci

3400 Mario Road