



January 13, 2020

Reno Planning Commissioners
1 East First Street
Reno, NV 89509

Re: Agenda Item 6.1 Verdi Boat and RV Storage

Dear Planning Commissioners,

Scenic Nevada is concerned about the possible loss of too many mature pine trees because of the proposed boat and RV storage facility development. If this project is approved, we hope you can add a condition that will preserve as many of the trees located on the site as possible.

We're unsure of how many there are and how many are slated to be removed, if the project is approved. Perhaps, the developer's representative can answer that question at the public hearing on Wednesday. But we've been told that there are close to 30 mature trees and the project could cause the removal of about half.

If that's the case, we think that is too many. In recent years, the Truckee Meadows has lost so many trees to wildfires, especially along the I-80 corridor near Verdi, where this project is located. We think it's important visually and environmentally to preserve as many trees here as possible.

In the city's Special Use Permit general findings, substantial compliance with the master plan is required under finding b. On page 20 of the developer's application, master plan policy, Environmentally Sensitive Areas, 7.1C is cited. The policy is meant to promote the protection and conservation of significant "wildlife habitats, slopes, streams, drainageway environments and mature stands of trees and other natural and scenic resources..."

If too many trees are removed to make way for the development, we think it would be difficult to make this finding.

Also, according to the developer's application, there are findings to be made to receive a Special Use Permit within a Cooperative Overlay District. One of them is Finding C, "Conservation of natural vegetation, wildlife and fisheries."

The developer points out in his submission on page 23 that the eastern portion of the site will remain undeveloped and "where possible, existing mature trees may be saved, if incorporation into the site plan can be accomplished," to satisfy the finding.

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If that's a finding you have to make, we don't think the developer's response offers enough protection of the natural vegetation.

We've been told that the best projects conform to the land rather than trying to make the land conform to the project. Perhaps, fewer units or a different configuration would save more of the trees.

We hope you can condition the project to preserve as many trees as possible. Thanks for your consideration and everything you do to keep Reno scenic.

Regards,

Lori Wray, Director
Scenic Nevada