

LATE MATERIAL

RECEIVED

JUL 27 2020

CARSON CITY  
PLANNING DIVISION

July 16, 2020

Hope Sullivan,  
Planner Manager  
Planning Division  
Via email: [hsullivan@carson.org](mailto:hsullivan@carson.org)

Re: Special Use Permit SUP-04-095  
Cinderlite

Dear Ms. Sullivan:

I am writing to voice my views regarding the referenced hearing. My concerns are as follows:

1. All land contained in this SUP is zoned single family residential. The continued renewal of Cinderlite's use of this land as a rock quarry, so close to occupied residences, is not conducive to the quiet enjoyment of the homeowners in the area.
2. In order to continue the work as a rock quarry, the City must insist and assure that the land that has been disturbed is returned to a condition that existed prior to the start of said work.
3. Opening up more land to the quarry will probably increase noise as well as road deterioration due to the truck traffic. In addition, more truck traffic will occur and some of these trucks start rolling up Goni Road prior to 7:00 am. And some of them go faster than 35 mph.
4. I have a major concern for potential future flooding. These occurrences have increased over the last few years. The continued expansion of the quarry, as well as the current damage done to the land, may be contributing to the severity of this flooding.
5. Lastly, I specifically purchased this house for the view. I would be saddened if this continued use of the single family zoned property detracted from the neighborhood view.

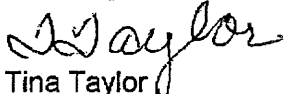
Some options available to mitigate these concerns is to have the following conditions added to the SUP renewal:

1. Require Cinderlite to restrict it's activities to the northern most parcels when moving eastward from their existing location. Our northern most residents can see the existing quarry as well as the damage, and hear the sounds from it on a constant basis.
2. Require Cinderlite to restore existing quarry locations to their previous condition. This must be inspected and approved by a City or Deputy Inspector to assure that all compaction and other City or County requirements are adhered to.
3. Require Cinderlite to look into options that will decrease the decibel level of their work place. A Noise Study should be required and reviewed with the single-family zoning and existing residences in mind. This is definitely not compatible with surrounding, or even existing land uses. Plus the constant noise of the trucks on a rapidly deteriorating road can wear thin.
4. As an additional requirement for the City of Carson City, Goni Road needs to be repaired from Kelvin northward up past Fermi Road to a degree that will support the weight loads and number of trucks that will be traveling along this road. The southbound road just past Fermi is in terrible shap.

5. Carson City should add a penalty clause with monetary fees for starting trucks up Goni Road before 7:00 am and for those that exceed the 35 mph speed limit.
6. Carson City should obtain a study as to the water flow from the SUP properties down Goni Road to the existing water diversion system through the existing residential areas. Numerous residents had significant water and mud damage from the last flooding event. A review of whether or not these existing diversion systems are adequate to control run off from these SUP properties is certainly a reasonable request.
7. I am concerned that this single-family residential land will be made unsuitable for future residential construction. A review of how the continuation of the aggregate operations and extraction facilities can be made more compatible with surrounding land uses (as well the zoned use of the SUP properties) must be made before approval of this SUP is made.
8. The City and the Owners of the subject land should want to address these issues to mitigate any decrease in value these operations may have on the value of the parcels as well on the surrounding land uses.

I appreciate your taking the time to review my concerns and I look forward to your decision.

Sincerely,



Tina Taylor  
5931 Goni Road  
Carson City, NV 89706  
310-895-5512

LATE MATERIAL

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JUL 28 2020

CARSON CITY  
PLANNING DIVISION

**From:** Reinhild Moeller [mailto:[rmoeller@aol.com](mailto:rmoeller@aol.com)]

**Sent:** Sunday, July 26, 2020 10:22 PM

**To:** Hope Sullivan <[HSullivan@carson.org](mailto:HSullivan@carson.org)>

**Subject:** SUP - 04-095 Cinderlite

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Reed Robinson - Reinhild Moeller  
residents near 6100 Goni Rd.

To  
Hope Sullivan,  
Planner Manager  
and  
Paul Esswein, Hope Tingle, Charles Borders, Jr., Alex Dawers, Theresa L Green-Preston, Jay Wiggins  
Planing Commissioners

Via email: [Rmoeller@aol.com](mailto:Rmoeller@aol.com)

07-26-2020

Special Use Permit SUP-04-095  
Cinderlite

Dear Ms. Sullivan, dear Planing Commissioners,

Several reasons for concern about an expanded extraction operation (Cinderlite) in the back yard of the Goni neighborhood a quiet residential canyon like area are :

- Noise pollution
  - Operation hours are not suitable for the residential neighborhood.
  - Substantial deterioration of road surface north of Kelvin Rd. on Goni Rd. a mainly residential road
  - Optical destruction of existing landscape
  - So far no obvious or visual fulfillment of reclamation plan with a cover of six inch of top soil and native plant material supposedly administered through the BLM. Was a city permit issued as a manner of record keeping for the closure of extraction operations?
  - Decomposed granite - Radon - Dust
- Further more we are raising the issue of potential health hazard by the dust due to the blasting

and gravel extraction.

Material listed in the Special Use Permit -04-095 is 'decomposed granite'. **Radon** is a radioactive gas that comes from uranium-rich **decomposing granite**. It is the second leading cause of lung cancer after cigarette smoking.

We appose an approval for a permit to expand the Cinderlite operations.

Sincerely,

Reed Robinson  
Reinhild Moeller

LATE MATERIAL

**From:** Debbie Foster [mailto:deborahdfoster@sbcglobal.net]

**Sent:** Monday, July 27, 2020 7:38 PM

**To:** Hope Sullivan <HSullivan@carson.org>

**Subject:** Cinderlite SUP Renewal

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PLANNING DIVISION

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Carson City Planning Commission,

First, let me say that Cinderlite has been a good friend of the Goni Canyon Neighborhood over the years. We live on Merrill Road, the most northern East-West street in the neighborhood and moved into our home in December 2005.

After reading the Staff Report I believe most of my concerns have been addressed. However, I do have a few topics that still need consideration:

1. This SUP seems to have no end, but does ask for review every five years. A few trees have been planted near the pit but when might we see some "reclamation" work being done? The scar on the hillside seems to just get bigger, deeper and more visible from the neighborhood.
2. The speed limit on Goni Road has been raised since the SUP inception and the Cinderlite trucks are very good at obeying the new limits but other contractor's trucks are not so observant and have been seen going well over the limit often.
3. You should have a spot or line on your map showing the location or area of "maximum upper elevation of the proposed expansion is at an elevation of approximately 5,330 feet per the approved mining plan". (#24)
4. Goni Road south from Kelvin Road was recently reconstructed and seems to be holding up well. Additional conditions to slurry seal and stripe that section are certainly necessary. However, Goni Road north from Kelvin Road to Avery Road continues to deteriorate and there doesn't seem to be mitigation in the SUP to cover that portion of Goni Road.
5. The Staff Report says that "management at Cinderlite has verified that in the next five years, there are no plans to expand beyond the currently approved footprint where extraction is currently occurring". I see no indication on any maps of the current footprint, so how you you propose to monitor this?

Thank you for addressing these concerns. We hope to continue the harmonious relationship with Cinderlite we have enjoyed for 15 years.

Robert and Deborah Foster  
2528 Merrill Road  
Carson City, NV 89706  
775-250-7544

LATE MATERIAL

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JUL 28 2020

CARSON CITY  
PLANNING DIVISION

**From:** Tricia Lincoln [mailto:nvdznr@gmail.com]  
**Sent:** Tuesday, July 28, 2020 2:57 PM  
**To:** Hope Sullivan <HSullivan@carson.org>  
**Subject:** Cinderlite SUP Review

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To: Carson City Planning Commission  
Re: Cinderlite Special Use Permit

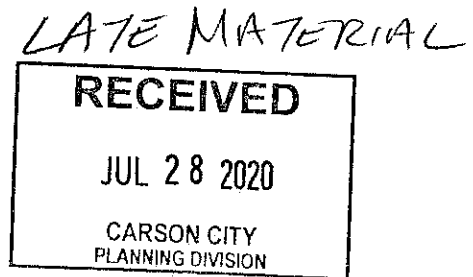
As a resident on Goni Rd. (corner of Goni & Maxwell) for 19 years, I have come to know Cinderlite as a reputable company & a valued business in Carson City and it's owner, Gary Lehman as a good neighbor. That said, I do have some issues that I believe have not been adequately addresses in the staff report:

1. The condition of the roadway through the residential neighborhood from Kelvin to Avery continues to deteriorate, primarily in the southbound lanes due to fully loaded trucks, and I noted that mitigation of this portion of Goni Road is not addressed. (Actually, it seems to have been crossed out.)
2. While the Cinderlite vehicles, for the most part, do adhere closely to the increased speed limit of 35 mph, many of the trucks owned & operated by other companies to whom Cindelite sells material, often exceed that limit. At the time that the speed limit was increased from 25 mph to 35 mph, I questioned why there couldn't be a lower speed limit for the trucks than for passenger vehicles & was told planning didn't support that in Carson City. I do think that it would be advisable, considering there are more young families moving into the area with kids who take buses to school.
3. Who monitors & enforces the condition of "restoration operations at the site"? The scar from the pit grows bigger & the few trees that have been planted & watered hide very little of that scar.
4. Drainage has been a problem in the last two catastrophic flood events and, while a small catch basin was constructed behind the homes on Maxwell Rd., it has not been maintained. I find it impossible to believe that expanded mining has nothing to do with the flooding experienced during heavy rainfall.

Thank you for addressing these concerns.

Stephen & Tricia Lincoln  
5600 Goni Rd.  
Carson City, NV 89706  
775-843-0453

GONI CANYON PRESERVATION LEAGUE  
5311 Cachet Court, Carson City, NV 89706  
775-221-1024  
[fwwebb@gmail.com](mailto:fwwebb@gmail.com)



July 16, 2020

Hope Sullivan,  
Planner Manager  
Planning Division  
Via email: [hsullivan@carson.org](mailto:hsullivan@carson.org)

Re: Special Use Permit SUP-04-095  
Cinderlite

Dear Ms. Sullivan:

The Goni Canyon Preservation League (GCPL) includes more than 75 residents from the area south of the Cinderlite holdings identified in the referenced SUP. Cinderlite's operation has been compatible with our residential use for some time and re-newal of their Special Use Permit is not opposed except as enumerated below.

**TRUCK TRAFFIC.** Service to the aggregate site is solely along Goni Road through the GCPL residential area and the volume, speed and time of use is a significant concern of the residents thereof. In the past few years, the volume of trucking, speed of traffic and time of use has exceeded our understanding of prior conditions of approval. Although Cinderlite trucks appear to obey the posted speed signs numerous other users have been observed exceeding said limit as well as time of use before 7:00am. GCPL requests that Carson City include specific speed and time limitations as well as penalty provisions in the SUP conditions for violation of said speed and time limits. Use before 7am and after 6pm is opposed. Speeds in excess of the posted 35mph area also opposed.

The roadway surface from Kelvin to Avery Rd is in a significantly deteriorated condition. Continued use as a commercial trucking route will hasten further deterioration and approval should include provisions for re-construction commensurate with projected usage.

**DRAINAGE.** Relatively recent history shows the vulnerability of the existing drainage paths through our residential neighborhood after intense rain activity especially if or when up-stream patterns are interfered with or modified. The GCPL firmly recommends that the SUP include conditions to require a thorough drainage study and commensurate improvements to prevent ANY increase in run-off due to operations described in the SUP.

**NOISE.** Noise of operation is a normal phenomena. However, further development may increase noise volume and/or time of operation and adversely effect nearby residential use. Some homes already note such effect. Therefore, GCPL recommends that the SUP include conditions to insure mitigation of such noise increases (intensity and time) including a study now to clarify existing noise levels and times of use and set such as a basis for future limitations/mitigation.



VIEW The aggregate operation scars the hillside. GCPL strongly encourages staff to include conditions to mitigate all such affects as they may effect the values of residential uses represented herein. .

Goni Canyon Preservation League appreciates the historic cooperation Cinderlite has exercised within this neighborhood and believe the conditions requested above are commensurate with continued use of the pit.

Sincerely,

Fred Webb, President