



# Truckee Meadows Public Land Management Act

Washoe County – City of Reno – City of Sparks

## COMMENT SHEET

Date: 7-18-20

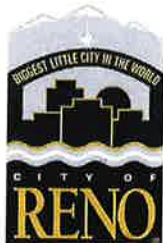
Name and Contact Information: \_\_\_\_\_

Steve Klutter

Comment: The (DRAFT) Disposal Maps are very crowded, so it would help to have a static display, use <sup>laser</sup> pointers, a Powerpoint show playing, etc. Difficult to read detailed text through 6-10 standees, ~~laser pointer?~~

The maps don't show continuity into California. Moved here from NE CA and would appreciate this. Also, a descriptive summary of Disposal/ criteria would help.

→ THESE COMMENTS ARE ABOUT THE OPEN HOUSE ITSELF, ONLY





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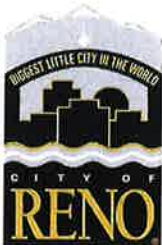
Date: 2/18/2020

Name and Contact Information: Chip Evans

Comment: ① Save Hays Canyon for Sage Grouse habitat

② Label maps with designations from the Master Plan, especially related to commercial and residential zoning

Chip








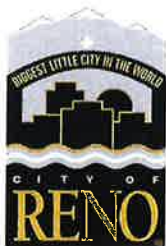
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Date: 2-18-20

Name and Contact Information: Mike Gray  


Comment: Just because you can Doesn't  
mean that you should





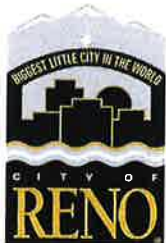
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**COMMENT SHEET**

Date: 2-18-2020

Name and Contact Information: Paul Lenart  
[REDACTED]

Comment: Increases sprawl while doing  
nothing for overpriced housing. No way!



# NEGATIVE IMPACTS TO RENO, SPARKS & WASHOE COUNTY FROM PROPOSED WASHOE COUNTY LANDS BILL

## POPULATION GROWTH

- Current Population 450,000 Source: State Demographer
- Approved 74,000 Housing Units (2.5 Persons/Unit) 185,000 Source: TMRPA, EDAWN, Reno, Sparks & W. C.
- Potential New Residents w/ WC Lands Bill 365,000 Source: 73,000 Acres \* 5 Persons/Acre
- **Total Projected Population w/ WC Lands Bill 1,000,000**

## ROADS & RIGHT OF WAYS

- Inadequate to Handle Population Growth
- Right of Ways Need to Be 8 Lanes, 4 Lanes Each Direction
- Right of Ways Along Hwy 395, I80, Pyramid, Hwy 431 Are Currently Built to Property Lines  
-Expansion Requires Eminent Domain Proceedings, Millions of Dollars and Decades of Time  
(I.e. McCarran & Pyramid Expansion Cost \$72,000,000; and Took 5 Years to Build)
- Increased Traffic Accidents/Increased Car Insurance/Inadequate for Emergencies & Fire

## WATER

- Truckee Meadows Water Basin is Over-Appropriated and Closed to New Water Rights
- Region is a Desert and Cannot Depend on Nature to Supply Water
- Water Supply Adequate Only to Population of 635,000 (TMWA)
- Water Shortages Result in Increased Costs
- Inadequate for Fire Protection

## COSTS

- **PROJECTED COST ANALYSIS AND ECONOMIC IMPACT STUDIES HAVE NOT BEEN DONE ABOUT THE CONSEQUENCES AND IMPACTS REGARDING THE WASHOE COUNTY LANDS BILL**
- Washoe County Lands Bill Will Increase Taxes
- Increased Washoe County Staff to Manage, Implement and Maintain Newly Acquired Land
- Increased Costs Due to Development Will Exceed Washoe County Tax Revenues
- Increased Staff for Fire and Police Protection
- Loss of BLM PILT Money to Washoe County

## SEWER

- Maximum Capacity for **Current** Population \$\$\$ Needed for New Sewer Construction

## SCHOOLS

- Inadequate for **Current** Population

## HOUSING

- The Larger the City – the Higher the Housing Costs

## FLOODING

- Currently Proposed Property Tax Increase for \$450 Million Flood Project
- Over-development Increases Flooding Due to Lack of Surface Area of Open Ground (Percolation)

## AIR QUALITY

- More Cars More Household Furnaces – More Pollution
- Increased Inversions

**CONCLUSION: THE WASHOE COUNTY LANDS BILL DIMINISHES OUR QUALITY OF LIFE FROM ALL THE ABOVE REASONS**