

Truckee Meadows Public Land Management Act

Washoe County - City of Reno - City of Sparks

COMMENT SHEET

Date: 2.20.20

Name and Contact Information: Bonnie K Hill



Comment: Nevada residents want NV. to keep & maintain public lands.

Nevada residents need to keep water resources self-sustaining in light of climate change (this winter & spring has been extremely dry & warm!).

So far, no plans for water use that have been mentioned, are good sustainable practice.

① Nevada needs more low cost housing - but by the time the current boom in industry peters out new, expensive growth of homes will bring the cost down - but will solve water use, or need help folks requiring lower cost living



City of Sparks Thank -

The Northern Nevada Democratic Socialists of America oppose the Truckee Meadows Public Land Management Act as it currently stands. As small "d" democrats, we believe that a massive transfer of 90,000 acres should have as much public involvement as possible, so that the process is not driven by insiders and local financial elites. We find that the "public comment" up to now has merely served as window dressing for a plan tailored to the developers and other financially interested parties, not by the people of Washoe County. As small "s" socialists, we take it as a principle that development should serve the long-term interests of the people as a whole and the land that supports them. We join many other representatives of rational land use in pointing out the downside of the Act.

Sprawl: the reason the bill is being advanced is that special interests are looking to make a profit. For all the talk of wilderness and open space, the proponents really want to see more property made available for development in the form of urban sprawl. This is highly profitable for both local and out-of-state developers especially since the taxpayers bear the cost of the infrastructure. If you're not happy with the way the area has grown with increasing traffic and increasing school overcrowding, this Lands Bill will allow the situation to become a lot worse. Reno routinely approves zoning amendments for destructive new developments that are not compliant with the master plan. The Lands Bill will give the authorities a lot more acreage on which to practice their malfeasance.

Taxes: the developer fees cover less than 25% of the road improvement costs according to RTC. Washoe County residents are paying for the new schools that are needed to support development. The taxpayers are being forced to subsidize development that is only profiting the developers.

Water: the Truckee Meadows Water Authority is secretive about how much water is available, but always claims there is plenty of water for the next big development.

Housing: the local governments claim that much more housing is needed so more property is needed for development. This is belied by the fact that over 74,000 homes have been approved but are not yet built in the area. This is roughly sufficient for 40 years of anticipated growth. So, the housing shortage is not due to a lack of availability of property for development. The development of sprawl is more profitable, so we see less infill and less development consistent with area master plans.

Genuine public input that is not proportioned according to the size of participants wallets is perhaps too much to ask in the current economic system, but we can at least insist on as much of it as we can get.

Paul A. Levitt

CC of the NNDSA



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COMMENT SHEET

Date: 2/20/2020

Name and Contact Information: MAX HALTOM



Comment: _____

I SUPPORT THE LANDS BILL.

NOW IS THE TIME TO BE PLANNING FOR GROWTH —

MAX





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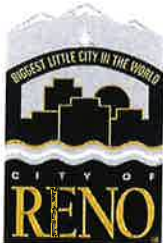
Washoe County – City of Reno – City of Sparks

COMMENT SHEET

Date: 02/20

Name and Contact Information: Harold Jones, [REDACTED]

Comment: One of the main things aspects of this bill that I've noticed is how little will be kept as wilderness under this plan. Maintaining healthy wilderness and ecosystems is absolutely critical as Washoe County grows. Also, any recent development has been for high-income housing. Any new projects should be reasonable for true middle-class citizens to afford. Washoe County should also abolish Level of Service when it comes to land planning. This encourages low-density projects & the destruction of natural spaces.





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COMMENT SHEET

Date: 2/20/20

Name and Contact Information: Barbara Rainey

Comment: I would like to get more
information on the timeline
& process specifically the
parcels off Geiger Grade
in South Reno on
Westwind & Pinion.
You can reach me
at [REDACTED]
Thank you -

15230 Westwind Cir

15380 Pinion Dr





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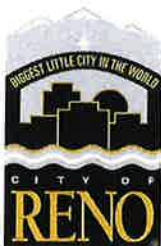
COMMENT SHEET

Date: 2/20/20

Name and Contact Information: Rachel Rakaczky, representing
self & standing up for all creatures everywhere

Comment: Do wildlife live in these areas? If so, then
NO BUILDING, NO DEVELOPMENT, NO SALE!
Is there an existing water source so that it doesn't
need to be pumped in from elsewhere? If not, then
NO BUILDING, NO DEVELOPMENT, NO SALE!
Will this multi-use designation benefit mankind
or the planet AS A WHOLE, or will it benefit only
those doing the developing/selling/etc? If not, then
NO BUILDING, NO DEVELOPMENT, NO SALE!

(& the wild horse population doesn't need
any more excuse for man to round them
up & destroy their intricate family structures
= the cattle ranchers with their free grazing
rights are enemy enough!)





Truckee Meadows Public Land Management Act

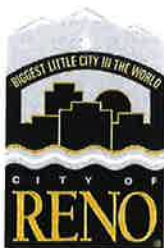
Washoe County – City of Reno – City of Sparks

COMMENT SHEET

Date: 2/20/20

Name and Contact Information: Randy Simer - Tahoe Bear League

Comment: People are already complaining about animals in "their" yards, won't this expansion only exacerbate the "problem"? (Since people seem so unwilling to share & co-exist - just look at Tahoe & its bears, who are ALWAYS the ones paying for man's encroachment & irresponsibility.



Washoe County Public Lands Bill February 20, 2020

Craig Smyres



Representatives of the decision-makers,

The vast areas proposed for auction are, mostly, far from urban borders. These parcels encourage the most destructive forms of sprawl, skipping over open land to develop distant wildlands. New roads and developments scattered over haphazardly over Southern Washoe County that skip over nearby private land is the quickest way to wipe out native wildlife habitat. This is not about housing. Citizens surveyed as part of the recently created Regional Plan showed the we want compact growth—not hours commuting. The proposed Washoe County Lands bill completely ignores the housing people want, the exorbitant costs of sprawling infrastructure and services. The environment impacts are completely overlooked. We don't want these lands developed. This bill is nothing but a give away to developers. These disposal lands are only about power and greed.

The impacts of habitat destruction and Global warming are decimating wildlife. Even with the best land management these pressures will only increase. We know this now.

A handwritten signature in cursive script that reads "Craig Smyres".

Craig Smyres



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Washoe County – City of Reno – City of Sparks

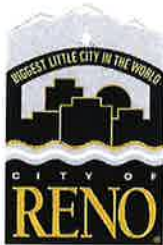
COMMENT SHEET

Date: 20th of Feb

Name and Contact Information: [REDACTED] Ginger Price

Comment: I would like the 3% for schools changed to 5%

I know the Pleasant Valley school is 50 years old and needs major updating





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Washoe County – City of Reno – City of Sparks

COMMENT SHEET

Date: 02-20-2010

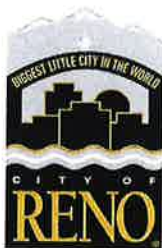
Name and Contact Information: GREGORY POEK

Comment: I SUPPORT ~~PROTECTING~~ FURTHERING
DISCUSSION OF TEMPLMA.

CREATING DISPOSAL AREAS WITH GREAT
PROTECTIONS FOR SENSITIVE AREAS BEGINS
THE DISCUSSION OF HOW TO DEVELOP, OR
IF TO DEVELOP LANDS.

THIS IS ONLY THE BEGINNING OF A DECADES
LONG PROCESS.

THIS INITIAL FIRST STEP MERELY IDENTIFIES
PARCELS FOR APPROPRIATE FOR DISPOSAL,
THE REST IS PROTECTED.



PLAN Comment
Truckee Meadows Public Lands Management Act
2/20/20

Good evening, my name is Ian Bigley, and I am here on behalf of the Progressive Leadership Alliance of Nevada. We are concerned with the process that has brought us to this point, as well as the impacts to our water, infrastructure costs, climate, and equity this proposal could have.

The meeting we are at today — in the midst of arguably the most important primary in Nevada's history — was added due to public concerns about a closed process. However, until last week, your average citizen visiting the lands bill website would be led to believe that their opportunity to engage closed months ago.

Those in the public who have become aware of this process are left with many unanswered questions, for draft language will not be available until this proposal passes the local level, and there will be no environmental review for the disposal of over 90,000 acres of public land. Environmental review will take place for individual parcels upon nomination, so we will not be looking at the overall impacts of this sprawl bill. This is striking given the massive potential impacts to our environment and communities.

We are concerned about what over 90,000 acres of sprawl would do to our water systems. This amount of sprawl would require either draining the groundwater from surrounding basins, or a closed loop effluent system. Both of which would be expensive. On the back-end, we can't put more effluent in the Truckee River due to federal protections of endangered fish, so this would necessitate our local governments building expensive waste water management infrastructure.

In addition to the local costs of building water infrastructure; roads, schools, and public services costs would fall on locals. Wildfire risks will go up as the city grows out rather than in, and it is taxpayers who will be paying for firefighters. If these costs don't bankrupt us, they will at the very least divert funds from much needed affordable housing and infill to subsidize rich developers building sprawling unsustainable middle class suburbs.

Supporting this bill shows disdain at worst and at the best apathy toward our city sustainability plan which advises a focus on infill. Transportation remains our second leading source of carbon emissions, this sprawl bill would be a climate catastrophe as we overload the already clogged roads from North Valleys and Spanish Springs. Far flung suburbs will not help low-income communities who would have greater difficulty with the distant commutes between work and home.

We have numerous concerns, though without any draft language or expert review of the potential cumulative impacts, we must assume that there are additional impacts we have not even considered. Without the public being informed, there is no way for us to ethically consent to such a sweeping policy action that will shape our home permanently.



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COMMENT SHEET

Date: 2-20-2020

Name and Contact Information: Nick Maus 

Comment: NCA's should be used to keep sensitive lands managable and out of disposal ACEC is not an acceptable alternative for protection. Infill should be mandatory before expansion. Consideration for fire (wild and urban) need to be written into the bill. As far as disposal areas, the Sand hills, Virginia Range, Pah Rah Range, Peterson Mountains, Dog Skin Mountains, and Bidell Plate MUST be removed. These areas need to be included in the conservation portion of the bill.

People come to this area for vast, open, wild lands. They must be preserved.





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COMMENT SHEET

Date: 2-20-2020

Name and Contact Information: Denise Ross 

Comment: This lands bill gives mining companies and Geo thermal exploration an open door. The City of Reno and Washoe County promote development - they want to use some of these lands for "infill". They can't take care of what lands they are responsible for now, look at Lemmon Valley. Lemmon Valley is still flooded - it is the County and City dirty little secret.

This bill will allow for permitting that is much more difficult to obtain now.





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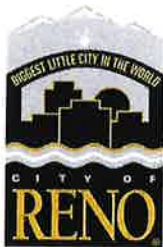
Washoe County – City of Reno – City of Sparks

COMMENT SHEET

Date: 2/20/2020

Name and Contact Information: Stephen Alastuey

Comment: I am a Native Nevadan, born in Reno. Since the 1950's, the time period I have observed, the Truckee Meadows, other Washoe County communities, and other parts of counties in Northern Nevada, have undergone major vicissitudes. In the early 1960's to the 1980's, increased environmental degradation paralleled degraded social conditions. Insufficient environmental protection, combined with increasing population growth, compounded degraded living conditions over a wider area. In the 1980's, volunteer efforts, supplemented by community services support, began to reclaim and restore vital outdoor habitat, which greatly enhances our outdoor recreation economy, and improves the habitability of communities.



(OVER) →

Outdoor recreation is a multi-million dollar economy in Nevada.

Once a section of land is developed, the public doesn't get it back. Unique, vital, and irreplaceable natural resources have to be protected to ensure their existence for future generations.

Inter-community redevelopment is necessary to improve quality of life in town.

My name is Darcy Shepard, and I would like to provide feedback from Friends of Nevada Wilderness on conservation maps in the current proposal. Our focus has been the resolution of the Wilderness Study Areas.

Final legislation should include Wilderness resolutions for the entire Sheldon National Wildlife Refuge. It is also important to enact a permanent mineral withdrawal with the exception of the Virgin Valley Mining District.

Because the Sheldon Contiguous Wilderness Study Area provides an unparalleled block of quality habitat, we believe the Wilderness proposal should be extended to the west. Loss of protection could open the area to mining and leasing. While development may be unlikely, remember the Ruby Pipeline.

Legislation should ensure the retention of Massacre Rim's status as an International Dark Sky Sanctuary. We propose a congressional Special Management Area for the adjacent Bitner area and are NOT proposing Wilderness. We do not want to impact current grazing efforts going on that are helpful to sage-grouse management.

Areas of the Hays Canyon Range should be included with Wall Canyon in a National Conservation Area. A compromise that includes the larger yet less restrictive designation would protect conservation values and allow for flexible management when it comes to grazing and other activities.

Currently, the proposed maps have several units of the Buffalo Hills/Poodle Mountain/Twin Peaks complex as separate National Conservation Areas. From a management standpoint it would make more sense to have one overarching NCA with language that fit stakeholder needs.

We do not believe that removing the slopes of the southern range from the proposed Granite-Banjo Wilderness makes sense, particularly on the east where they are part of the viewshed from the Black Rock NCA.

We would prefer to see some form of conservation on the Fox Range Wilderness Study Area, but we will defer to the Pyramid Lake Tribes.

We are appreciative of the efforts the county and cities as well as other stakeholders have invested over the years. We believe with continued work, most, if not all, outstanding Wilderness Study Area issues can be resolved through discussion over detailed maps and field trips as needed. We look forward to working with all parties to come to a final resolution.



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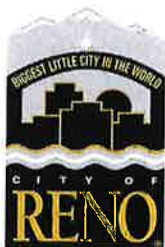
Date: 2.20.20

Name and Contact Information: MIKE SMITH



Comment: RETURN WSA's that do not have wilderness
characteristics to multiple use (per 1991 ROD)

Access across private lands which blocks access
to public lands should be obtained.



Denise Ross

From: Lori Harris [REDACTED]
Sent: Tuesday, February 18, 2020 10:57 AM
To: Denise Ross
Subject: Fw: NO TO LANDS BILL 2020

Hey Denise
Not sure if you are keeping track of emails sent but here is the one I sent I also posted on the site.
Hope all is well
Lori

----- Forwarded Message -----

From: Lori Harris [REDACTED]
To: landsbill@washoecounty.us <landsbill@washoecounty.us>
Sent: Tuesday, February 18, 2020, 10:56:13 AM PST
Subject: NO TO LANDS BILL 2020

Lands Bill 2020 is not needed by the fact that over 74,000 homes have been approved, but are not yet built in the area. This is roughly sufficient for 40 years of anticipated growth. Therefore, the housing shortage is not due to a lack of availability of property for development.

Reading the "Resolution of Support" for Washoe County and City of Reno I find it hard to see where this will be upheld by those involved.

"Stewardship of our community" – Washoe County ignored hundreds of residents pleas for help with rising water levels in Swan Lake, Sliver Lake and White Lake until major damage to homes and roads happened then and only then did Washoe County act and 3 years later, the problems caused are still not fixed.

"Be responsive and proactive to pending economic impacts" – As stated above Washoe County and the City of Reno and NOT responsive and proactive

"Support economic development now and into the future" – Both Washoe County and City of Reno already state they do not have the funding to provide and protect current residents how will this change in the future, developer fees cover less than 25% of the road improvement costs according to RTC

Respectfully
Lori Beach
[REDACTED]



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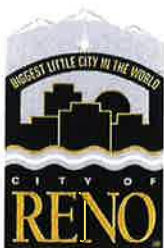
Washoe County – City of Reno – City of Sparks

COMMENT SHEET

Date: 2-20-2020

Name and Contact Information: Danny Cleous

Comment: There is no reason local government
needs to be in control of any open space or
wilderness area. Local government cant even take
care of the land they have now and to give
breaks to developers and let them do what ever
is out of control now. we are not at los-vegas
or any where else





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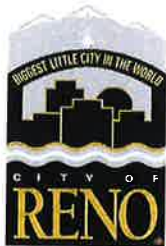
COMMENT SHEET

Date: Feb 20, 2020

Name and Contact Information: Robert Ross



Comment: After attending Tuesdays informational meeting, and seeing stuff that can't present this... I conclude I don't support this. After reviewing it online, that is an even stronger opinion.





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COMMENT SHEET

Date: 2/20/20

Name and Contact Information: Tammy Holt-Still
[REDACTED]

Comment: AS PROVEN BY NORTH VALLEY'S
THE STEWARDSHIP OF OUR LANDS CAN
NOT BE TRUSTED, PROTECTED BY ALL
LOCAL GOVERNMENTS!! THIS IS A
LAND GRAB OF PUBLIC LANDS TO
GIVE TO PRIVATE SECTOR FOR PROFIT.
NOT JUST NO BUT NO WAY
IN HELL. ALL 3 GOVERNMENTS
ARE VERY SHYFT TO RESIDENTS

