



Michelle Fournier <fournierm@reno.gov>

04/21/21 Meeting, Item 6.5

1 message

'william mantle' via RenoPlanningCommission@reno.gov

Wed, Apr 21, 2021 at 1:00 PM

<RenoPlanningCommission@reno.gov>

Reply-To: william mantle <mantleofearth@yahoo.com>

To: RenoPlanningCommission@reno.gov

Good Day,

I had some considerations for this item and though I have already submitted comment for this item I did a little more digging. I also left a voicemail for Mr. Gower And Mr. Oswald as an aside and thought I should perhaps be more detailed with my concerns.

While I am personally hesitant for the City to continue to do business with this developer who has began litigation to get what they want my concerns are not personal for the DayBreak//Talus extension they desire abutting Alexander Lake off South Meadows and Echo Valley.

Below is a quick, and somewhat messy, picture of what I've gleaned from a brief review of the master plan regarding this area. Each point is placed as a point of concern that I'd be more than happy to elaborate upon rather extensively, but I don't wish to overburden with details. Please just understand that there should be a real concern on each of these factors:

Master Plan

6.1A – Fire and medical emergency Response - Dearth of services.

6.1b Police Protection - Dearth of services

6.1C Emergency Medical Services - Dearth of services

6.2E Flood Management - Squarely in FEMA's Special Flood Hazard Area, Zone A with at least 1% chance of flooding and 26% chance of flooding over the life of a 30-year mortgage.

- 1) Flood elevations will not be increased
- 2) Hazards to other properties in basin will not result or will be mitigated
- 3) Fill or associated modifications to drainage patterns will not negatively impact wetlands.

Each of the above points is critical for this area as I personally witnessed in 2017 this entire area flood that winter. South Meadows Parkway was flooded and impassable near Wilbur May and Double Diamond Parkway by a few feet high amounts of water. Modifications to this landscape will, undoubtedly, exacerbate future flooding events. Additionally, the wetlands in the area have already been grossly impacted by development in the region as is painfully obvious when looking West at the not-so-far intersection of South Meadows and Veterans. The vast majority of wetlands has been lost in the world and this Development, as innocuous as it may claim, will likely have further impacts on such.

6.2I Emergency Preparedness (impact on evacuation efforts) - This will create the need for a new intersection which, during the inevitable flooding events that will transpire in this critical flood zone, will make for much more difficult evacuations along South Meadows.

This property fits squarely into the Parks and Recreation Service Area Gaps (slide 67 – Access to Parks & Recreational Facilities). This parcel should be used, if anything, to promote a nature/park/recreation space per the need of the development that's already planned for Talus Point. Where else could a park even go?

Slide 71 — Agriculture lands and Soils

This area is designated as Farmland of Statewide Importance, which is even less reason to develop it into a concrete slab.

7.1 Conserve and protect Reno's Natural resources and environment

All of section 7.1 should be of concern and strong consideration when thinking about further development in some of the few remaining wild area in Reno. This is an environmentally sensitive area home to a variety of species including Quail, Red-winged Black Birds, Coyotes, various mice and rabbits and the hunting ground for a variety of raptors.

This area has >30% slopes (slide 78 – Development constraints area (DCA)) and this area is almost directly abutting Alexander Lake and actually crosses a perennial stream area (Slide 78 – Hydrologic Resources & Water courses).

Outer Neighborhoods (slide 152)

Are supposed to be composed of a mix of housing types. There is almost no lower-scale/entry level housing in these areas. Instead, they're becoming suburban deserts. No public transportation, no walkable markets or gathering spaces, and a lack of fire/police/educational services.

N-ON.5 (Cluster Development) this proposed project would eliminate much of the remaining open space/scenic corridor for the South West.

I think there is enough real concern to this area that it would be negligent for the city to allow for development in this area.

I'm more than happy to continue to discuss this issue with anyone.

Thank you for your time,
~William Mantle



Michelle Fournier <fournierm@reno.gov>

PC Public Comment Form - 04/21/2021, LDC21-00046 (Daybreak Planning are 18B &19A), Kathleen Burks

1 message

PC Public Comment <wilseyc@reno.gov>

Tue, Apr 20, 2021 at 9:29 AM

Reply-To: fournierm@reno.gov

To: fournierm@reno.gov, renoplanningcommission@reno.gov

Your form has a new entry. Here are all the answers.

Email Address	burks60@charter.net
Your Name (First and Last)	Kathleen Burks
Address	9255 Lost Valley Road, Reno, NV
Phone Number	7757201942
Planning Commission Meeting Date	04/21/2021
Agenda Item or Case Number	LDC21-00046 (Daybreak Planning are 18B &19A)
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	If approved this will greatly impact the quality of life for those of us already living in the area in a negative ways: increased traffic, lower air quality, and flooding potential. It will also negatively impact the wildlife that currently lives and hunts on these lands.
By checking the "Yes" option below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.	Yes

Sent via [Google Form Notifications](#)

PC Public Comment - 04/21/2021, LDC21-00046 (Daybreak Planning are 18B &19A), Kathleen Burks.pdf

43K



Michelle Fournier <fournierm@reno.gov>

Webinar Registration City of Reno Planning Commission Meeting -04/21/2021

1 message

Michelle Fournier <no-reply@zoom.us>
To: fournierm@reno.gov

Wed, Apr 21, 2021 at 5:51 PM

Hi Michelle Fournier,

William Mantle (mantleofearth@yahoo.com) has registered for "City of Reno Planning Commission Meeting -04/21/2021" on: Apr 21, 2021 6:00 PM Pacific Time (US and Canada)

First Name: William
Last Name: Mantle
Email: mantleofearth@yahoo.com
Address: 2040 Angel Ridge DR
City: Reno
Zip/Postal Code: 89521
State/Province: NV
Phone: 7758429394
Questions & Comments: Good Day,

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Do you wish to provide public comment for this Planning Commission Meeting?: Yes

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 3

Webinar Detail Link: <https://zoom.us/webinar/99289260567>