

Amendment to Condition of Approval LDC24-00045, Santerra Quilici Properties

Pam <pmcneil49@aol.com>

Tue 5/21/2024 3:09 PM

To: Public Comment - CC <PublicComment@reno.gov>

Public Hearing C.2. May 22, 2024

Resubmitting Ken's written comment that was submitted to Planning Commission.

Thanks,

Pam

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

From: mcneilkp@aol.com <mcneilkp@aol.com>

To: Reno Planning Commission <renoplanningcommission@reno.gov>

Cc: council@reno.gov <council@reno.gov>

Sent: Friday, April 26, 2024 at 04:55:24 PM PDT

Subject: Amendment to Condition of Approval LDC21-00017, Santerra Quilici Properties

Dear Planning Commissioners,

The proposal from the Reno Fire Department to delete the requirement for a temporary residential fire station in the Verdi area and instead require the Santerra-Quilici developer to contribute \$300,000 towards the purchase of a fire truck is, at best, questionable. If the Reno Fire Department wants to change this condition of approval, then the Reno Fire Department should also be honest with the residents of Northwest Reno that there is no viable funding plan to build and/or staff a temporary or, eventually, a permanent fire station in the Verdi area.

The proposal from the Reno Fire Department says staffing a two-man crew **may** create a hardship that is dependent on the City budget and finances. Why change anything until the Reno Fire Department and the Reno Finance Department can definitely state staffing a two-man unit will create a hardship on the City Budget.

It is hard to believe that new and existing development in the Verdi area does not provide enough funds to staff a fire station. The City should provide figures to show how much money new development in Verdi will generate to fund fire protection services. There is currently no data publicly available, that I could find, from the Reno Fire Department or the Reno Finance Department showing a lack of funding for a "fire ambulance" to be housed and manned in a temporary residential fire station.

In a response to another concerned citizen's recent questions, the Reno Fire Department is stating previously estimated response times from Station 11 (at MaeAnne and Sharlands/Somerset Parkway) of 12-14 minutes to Verdi were not accurate. The Fire Department is currently stating a response time to the Santerra-Quilici project from Station 11 is within 9 minutes. That is a significant change from the previous estimated response times. It does not seem possible that the new estimated response time for all areas of the Santerra-Quilici project from Station 11 is within 9 minutes. Without data presented for the calculation of these response times, any of the reported response times provided by the Reno Fire Department should be questioned. Response times are important, and the Fire

Department should not be giving out response times that are without any data to show how these response times were calculated.

Station 19 in Somersett (Hawk Meadow Trail and Somersett Parkway) is currently staffed with a fire engine and crew of four. In 2025, the City will lose federal grant funding for 6 of the 12 firefighters assigned to Station 19. It does not take much guess work to speculate the fire ambulance being requested by the Fire Department will most likely be assigned to Station 19 when Station 19 is likely reduced to a medical response unit once the grant funding is lost for 6 of the 12 firefighters at Station 19.

There are ways for the Fire Department to fund and staff a Reno Fire Station in the Verdi area. Unfortunately there appears to be a lack of motivation on the part of the Reno Fire Department to creatively come up with a workable plan to build and staff a fire station in the Verdi area.

Ken McNeil
1990 Evergreen Ridge Way
Reno, Nevada 89523
775-787-9855 landline

Fw: Santerra Quilici LDC21-00017, Condition of Approval amendment

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 4/29/2024 10:36 AM

To: Public Comment - CC <PublicComment@reno.gov>

*****My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or kraipraik@reno.gov.**

Katelyn Scarlett (Kraiprai)*(She/Her/Hers)**Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

scarlettK@reno.gov

1 E. First St., Reno, NV 89501

[Reno.Gov](#) | **Connect with us:****From:** Pam <pmcneil49@aol.com>**Sent:** Friday, April 26, 2024 3:53 PM**To:** Reno Planning Commission <RenoPlanningCommission@reno.gov>**Cc:** Council <Council@reno.gov>; City Clerk <CityClerk@reno.gov>; Angela Fuss <FussA@reno.gov>**Subject:** Santerra Quilici LDC21-00017, Condition of Approval amendment

Dear Planning Commissioners:

Councilwoman Kathleen Taylor (Ward 5) has written my public comment for me.

Recently, a citizen appealed the Planning Commission approval of a CUP for the Reno Axe Bar. Kathleen Taylor said it wouldn't be fair to deny the business, Reno Axe Bar, a permit due to the failure of the city. (This failure is referencing the lack of Reno Police response to non-emergency calls about street-level disturbances.)

"I don't want to punish the business for the things that we need to be doing as a city to help keep our city clean and safe," she said. "What do you (Nance) need from us to make everybody live in peace?"

Perhaps we need to ask Fire Chief Cochran, what do you need from us to make the future residents safe? Aren't our future residents as important as a business? It is stated in the application that various other conditions of approval (#5, #6, #7, and #19) all address the fire safety. However, if a resident has a heart attack, it is not the landscaping or the required fire sprinklers that will mitigate the longer response time. The Condition of Approval provides for a public safety crew - ambulance, police and EMS equipment. Further, the automatic aid upon which Chief Cochran relies is not only on the opposite side of the freeway adding to the response time, but he also states, "is required to

respond to fire calls for service. The added protection of automatic aid provides temporary fire protection until such time as a permanent City of Reno fire station is constructed.” There is no mention or provision for a public safety crew - ambulance, police, and EMS as approved in the Condition of Approval.

The Reno Fire Department has had over three years, since 2021, when the Toll Bros. Santeria Quilici project was approved, to figure out how to financially meet the Condition of Approval. The 1225 home project was approved BASED on this Condition of Approval. It is stated in the application, “The requirement for the temporary residential fire station is no longer the desire of the City of Reno Fire Department.” What about the “desire” of future City of Reno residents to have emergency personnel.

This is only one of many reasons that Condition #21 needs to remain as it was approved: *Prior to the issuance of a certificate of occupancy for the 25th residence within the Project, Developer shall provide for the temporary use of an appropriately modified single family home or commercial building (the “Residential Station”) for **PURPOSES OF HOUSING A TWO-PERSON PUBLIC SAFETY CREW AND COLLOCATED AMBULANCE, POLICE, FIRE AND/OR EMS EQUIPMENT.** The Residential Station shall provide direct access to a collector or an arterial road at a specific location to be mutually agreed upon by Developer and the City prior to approval of the first final map and shall be available for use until the City acquires or constructs f fire station with a six-minute response time to the Project.* (Emphasis added.)

If City of Reno cannot provide similar services for all residents, we should not be approving more projects, especially in the urban sprawl area.

Respectfully submitted,

Pam McNeil
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775-787-9855 landline

Santerra Quilici LDC24-00045, Condition of Approval amendment

Pam <pmcneil49@aol.com>

Tue 5/21/2024 3:07 PM

To: Public Comment - CC <PublicComment@reno.gov>

Public Hearing C.2. May 22, 2024

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Thanks,

Pam

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From: Pam <pmcneil49@aol.com>

To: Reno Planning Commission <renoplanningcommission@reno.gov>

Cc: Reno City Council <council@reno.gov>; CityClerk <cityclerk@reno.gov>; Angela Fuss <fussa@reno.gov>

Sent: Friday, April 26, 2024 at 03:53:12 PM PDT

Subject: Santerra Quilici LDC21-00017, Condition of Approval amendment

Dear Planning Commissioners:

Councilwoman Kathleen Taylor (Ward 5) has written my public comment for me.

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Respectfully submitted,

Pam McNeil
1990 Evergreen Ridge Way
Reno, Nevada 89523

5/21/24, 3:47 PM

Mail - Public Comment - CC - Outlook

775-787-9855 landline

LDC24-00045, Santerra-Quilici Properties Condition Amendment

Pam <pmcneil49@aol.com>

Tue 5/21/2024 3:18 PM

To:Public Comment - CC <PublicComment@reno.gov>

Public Hearing C.2. May 22, 2024

Dear Council Members,

Years ago, when we lived in Southern California we lived in County Area. We knew there were downsides, such as lack of public services; we were in San Bernardino County - America's largest county. We even started a Citizen's Patrol to help mitigate the lack of police services.

That was a big advantage to living within the city limits - more responsive emergency services. Obviously that is not an advantage to living within the City of Reno city limits.

By amending this condition of approval, the residents in the urban sprawl area of Reno will not have access to prompt emergency medical services. This project was approved with this condition included, and the Reno Fire Department has had plenty of time - and still has plenty of time - to include this in their budget. If Reno cannot provide timely emergency medical services, the project should not have been approved.

Thanks for your consideration.

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