



## LDC24-00045

claire <dawgiewalks54@yahoo.com>

Thu 5/16/2024 3:54 PM

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

 1 attachments (22 KB)

LDC24-00045.docx;

Please make attached part of the permanent record for  
Case No. LDC24-00045 (Santerra-Quilici Properties Condition Amendment)

Thank you

Addie Argyris

LDC24-00045, Request to amend Condition 20 on LDC21-00017

Please make this part of the official, permanent record for LDC24-00045

April 28, 2024

Per the Staff Report:

*The intent of Condition No. 20 was to convert a house into a temporary fire station, served by a two-man crew that could respond to medical calls but would not respond to fire calls*

Per Staff Recommendations:

*The proposed modification will better serve the Fire Department's needs and the combination of fire-related conditions*

Condition 20's intent is for EMS – not fire

The condition was not put in for the benefit of Reno Fire or to be converted into an amount of cash for use elsewhere

It was put in for the EMS benefit of the Mortensen Garson (MG) properties which now total 3,300 residential units plus a school plus commercial and industrial development

Automatic aid does not cover EMS – it is for fire only - the staff report does not address this

The staff report fails to even address EMS and leads the reader to believe all is ok because there is automatic aid 6 minutes away with Truckee Meadows Fire

Fire sprinklers and landscaping do not help mitigate EMS needs

The response times for EMS have not changed since the MG projects were approved by City Council

The staff report only addresses fire response times and conditions added for fire protection

The staff report is very deceptive

Per the Staff Report:

*Application materials request amendment to Condition No. 20 as a temporary residential fire station is no longer the desire of the City.*

The City no longer desires to provide adequate emergency medical services to 3,300 residential units with a potential of 9,900 plus people, a school, and commercial and industrial development on the Mortensen Garson properties and now desires to replace adequate EMS with a new truck for use elsewhere

Let that sink in

Per the Staff Report:

*The Planning Commission heard the project on December 16, 2020, and voted to deny the tentative map and special use permits (refer to summary in the City Council staff report and Planning Commission minutes). The denial was appealed to Council and on March 24, 2021, Council approved the tentative map and special use permits with modifications including the addition of conditions 19-22.*

One of the findings for approval requires adequate services - safety – EMS

The condition was added in order for council members to make the findings

The PC denied the TM and SUPs and council members were not going to give approval until additional conditions were added - Condition 20 being one

Residents expect adequate services for the high taxes they pay - the city is required to provide those services

If it is a hardship to man a two-person station for EMS – the findings could not have been made

Imagine the hardship when EMS is desperately needed but too far out to help in time

Additionally, the hardship for funding is moot in that funding was determined at the time of annexation – it is the MG property taxes

The station needs to be built – the MG residents will demand their tax dollars go toward manning the station for their EMS needs

The City needs to put the manning in their budget

*To "throw under the bus" is an idiomatic phrase in English meaning to blame or abandon a person for selfish reasons*

In his application, Chief Cochran says the staffing and equipment can be put to better use elsewhere and puts a cheap price of \$300,000 on the safety of thousands – \$30 per person - implying the MG residents don't count and abandons them for the selfish reason of a new truck

I'm appalled a fire chief would write such and question what back door discussions preceded this application

The \$300,000 is missing many zeros – it is as cheap as it is insulting

Using the \$300,000 for a new piece of equipment for use elsewhere does nothing for the development taking place in the area

Removing the condition tells the area they are on their own for EMS – they don't count – their tax dollars will be used to protect others first

Have a heart attack - good luck; have a stroke – too bad; fall off a roof – on your own

The condition needs to stand as written, and staffing funded with the tax dollars generated by the massive MG development

*Recklessness is disregard for or indifference to the dangers of a situation or for the consequences of one's actions*

The community fought hard for EMS for the MG properties and it is reckless to attempt to remove it

Whoever at the City who thought it was a good idea to have the fire chief write a letter such as Chief David Cochran's February 7, 2024 letter, should be fired

Chief Cochran's responsibility is to determine the fire and safety needs of the community

The need for EMS was acknowledged at time of approval by Chief Cochran as was the lack of RFD's ability to provide adequate response resulting in Condition 20

It is not the fire chief's responsibility to find the funding

It is not the city's prerogative to change a condition of approval three years later simply because they now prefer a new truck

There has been no change in the need for EMS to the MG properties, no change in the response times since Condition 20 was added over three years ago

There has been no change in EMS circumstances that justify changing Condition 20

The proposed modification does not better serve the EMS needs of the MG properties

I question the legality of Chief Cochran's standing to file this application

Why isn't the developer the one filing for a condition change

I ask Chief Cochran to withdraw his application to change to Condition 20

Addie Argyris

Note:

The city increased the 3,000 residential dwelling unit hard cap in May 2022

\$30/person is calculated as: 3,300 units, 3 persons average per unit = approximately 9,900 Residents

$\$300,000/9,900 = \$30.30$  per person, rounded down to \$30

This is the value the City has put on a person's life

## 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 &lt;ScarlettK@reno.gov&gt;

Mon 4/29/2024 10:36 AM

To: Public Comment - CC &lt;PublicComment@reno.gov&gt;

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto: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](mailto:scarlettK@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.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  
1990 Evergreen Ridge Way  
Reno, Nevada 89523  
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

Resubmitting my written comment that was submitted to Planning Commission.

Thanks,

Pam

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

**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.

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.

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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  
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.

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

RENO CITY COUNCIL  
**PUBLIC COMMENT CARD**

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: ALICE HOUSE  
ADDRESS: 450 LEVENTINA CANYON RD. RENO  
CONTACT PHONE: 775-741-5963  
E-MAIL: kabubehouse@gmail.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1     WARD 2     WARD 3     WARD 4     WARD 5  
 OTHER LDC 21-00017

DO YOU WISH TO SPEAK? YES  NO   
AGENDA ITEM LDC 21-00017    C.2

IN FAVOR     IN OPPOSITION     NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



LDC21-00017 Alice House, please enter my statement to public record.

Our family moved from Sparks to Belli Ranch Estates in Verdi over 35 years ago.

At the time the developer and the county promised safety improvements for the community, those commitments were never fulfilled.

My husband is a retired EMS/Firefighter from TMFPD.

He was the Vice-President officer for negotiations between TMFPD and RFD. He worked very hard to negotiate a contract between the departments to get the closest Fire/EMS responders to any emergency first. Understanding the importance of quick EMS response time. The contract was not accepted by the RFD at that time.

Over 30+ years later these 2 departments are still trying to get this same situation resolved.

Seems that this crucial working relationship is a futile argument, doomed to never exist. Much to the detriment of the communities they are hired to protect.

Important fact to remember: quick EMS time is critical for SAVING LIVES, it is proven reality.

The city requires a 6.5 minute response time now, for a very important reason, IT SAVES LIVES.

The vast majority of calls for any fire department is for EMS. Closest and first in Firefighter/EMS personnel SAVES LIVES PERIOD; FULL STOP!

The existing agreement between departments is for FIRE CALLS ONLY it does not include EMS response. Ms Fuss stated the fact in the previous PC meeting also misleading the commissioners to believe that the communities will be adequately covered for any emergency. Do not fall in that rabbit hole.

I give Ms Fuss four pinocchios for her deceptive report.

This means that the closest station is not called out for EMS emergencies. Jurisdiction runs first for medical emergency. A much slower response for Verdi areas.

Impossible for any RFD station or Remsa to reach the Verdi areas in required response time.

The breakdown between the departments is over funding. How much and which department will receive payment for first in calls. EMS revenue is much greater than fire protection calls and the fight between departments goes on.

Money over lives saved?

It doesn't sit right with the Verdi community.

There's an influx of thousands of people coming to the Verdi areas in the near future. The existing Verdi community has worked hard to at least insure there will be a temporary EMS house for medical emergencies.

This is only until the City of Reno can build, equip and man a desperately needed permanent fire/EMS station.

What Chief Cochran is proposing will leave thousands of existing and future residents in grave danger.

The temporary EMS house will SAVE LIVES!

**Madam Mayor you have stated in the past that you are passionate about Fire/EMS safety. You are why this condition exists now. With all due respect, NOW is the time for you to "put your money where your mouth is " and convince your council how important it is to keep this condition for the Verdi communities. It is INDISPENSABLE for the SAFETY of thousands of BBC existing and future residents.**

RENO CITY COUNCIL  
**PUBLIC COMMENT CARD**

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Dee Ann Kaddiff  
ADDRESS: Verde  
CONTACT PHONE: \_\_\_\_\_  
E-MAIL: kaddiff@sbcsd.com.net

If you are representing someone, other than yourself, please indicate whom:

WARD 1     WARD 2     WARD 3     WARD 4     WARD 5  
 OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES  NO

AGENDA ITEM \_\_\_\_\_ C.2

IN FAVOR     IN OPPOSITION     NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



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NAME: Addie Argyris  
ADDRESS: Verdi  
CONTACT PHONE: 775 343 2959  
E-MAIL: dawgiewalks54@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1     WARD 2     WARD 3     WARD 4     WARD 5  
 OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES  NO

AGENDA ITEM C-2 LDC 24-00045

- IN FAVOR     IN OPPOSITION     NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
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