

**From:** [Marianne Merriam](#)  
**To:** [Washoe311](#)  
**Cc:** [Olander, Julee](#)  
**Subject:** Fwd: APN 041-130-58 8900 Lakeside LLC  
**Date:** Monday, April 4, 2022 9:06:09 AM

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Dear Washoe County Planning Commissioners,

I am a very near neighbor to the project referenced above, and live at 8600 Lakeside Drive. My name and property were even referenced on Sheet C2.3 of 12 on the project's proposal, yet I was not notified of the Washoe County Planning Commission's public hearing for the case. Surely if my property is shown as a part of the project on its drawings, then I am within 500' of the project and should have been notified, as is the case for the other 20 properties listed on Sheet 2.3 of 12, and all other properties within 500' of them, who were also not notified.

I am writing to urge you, the Washoe County Planning Commission, to VOTE NO on this proposal for many reasons, as noted below.

1. Under Tab C, Goal Two, Item SW.2.10 it states that "The proposed lot sizes are 2.5 acres, at a minimum, ...". Yet when you look at the Tentative Map Site Plans, 17 of the 24 lots, or over 70%(!) of the lots are less than 2.5 acre sites! So they are not meeting the minimum lot size they said they would provide in order to meet the 2.5 minimum acre goal.

Also per item SW.1.6.h. High Density Rural designation is also listed as "One unit per 2.5 acres". This proposed project clearly DOES NOT meet this minimum standard.

2. Page 7, Item 4.g. Water Service states that water will be provided to the development via "well" service. Yet per Tab C, Goal 15, page 17 of 22, the developer states that "water is supplied through TMWA's supply and service system and requirements". This indicates to me that they are going to run a municipal service line to the area in lieu of individual wells.

In my opinion, neither wells, nor municipal water service is acceptable. If 25 new wells (24 lots plus one HOA well for common landscape areas) are dug that will undoubtedly lower the existing aquifer, then none of the previous, nor new wells, will then be able to adequately service the area property owner's needs. Surely 25 new wells should not be allowed to compromise the viability of the existing adjacent property owner's wells.

If a municipal sewer line is run north up Lakeside Dr. for 3/4 of a mile, per the drawing on Sheet C2.3 of 12, then it is highly likely that a water line will be run at the same time, which would then make it mandatory for these property owners to have to pay to collapse our own septic systems, re-landscape that land, connect to the sewer line, and then connect to the water service when it is available, and then disconnect from our private wells.

Many of the properties on the east side of Lakeside Dr. are lower than the street, thereby imposing further undue burden of significant difficulty and expense, of having to provide a lift station to pump uphill to connect to the sewer line, not to mention the significant additional fees of then having to pay for municipal water services when we have previously purchased water and septic sewer rights when we bought our properties.

Once water and sewer lines are in the street, then this area would undoubtedly be required to be annexed into the City of Reno, who would then start charging additional taxes to these homeowners, and significant fees for water and sewer services, when now, we require nothing of the City and/or County for these services.

Per page 15 of the Project Narrative, item (f):

Please tell me why we and our neighbors, the “82 existing HDR zoned properties that are currently on septic systems”, should have to pay to do all of these things, as noted above, just to accommodate 24 new lots being sold for the financial gain of someone else owning property down the street?

3. Please note that these 24 proposed new homes would, per the developer’s own calculations, be sizing their sewer system to accommodate 86,000 gallons of waste water per day, which equals almost 100 Acre Feet of water per year! This is just waste water and doesn’t even include the water being used for every day activities! Where is this water going to come from? Please do not continue to approve projects that further jeopardize our community's ability to survive the extraordinary drought we are still in, and probably will be in for the rest of our lifetimes at least.

4. I’d like to know what size storm the small detention basin at the NE corner of the site is sized for? Is all of the storm water flowing off of 72.8 acres expected to fit in one small detention basin? Surely there will be significant overflow and flooding to the areas north and east of the project, especially down Holcomb Ranch Lane. If climate change is showing us anything, these significant 50, 100, and 500 year storms will be coming much more often in the future, especially with the increased run off from yet more impervious paving and construction.

5. Please note that the applicant failed to answer several questions, including Question 25 when asked how many and what species of trees will be removed for grading operations. Question 28 also was not answered properly. How can the applicant know if Revegetation will be “limited to non-existent” if they have not reviewed their plans with the Washoe Storey Conservation District? Also, the Landscape Plan, L-1, note 7. states that “Existing vegetation... shall be protected and preserved where appropriate and as feasible.” Also, note 8. “Preservation of significant trees, existing trees... shall be preserved if feasible.” How can you accept this language that is so easily construed by applicants to not be “feasible or appropriate” for their purposes?

For these major reasons and several other inconsistencies in the proposal, I adamantly urge the Planning Commission to VOTE NO on APN: 041-130-58 as submitted for approval by 8900 Lakeside LLC. We as a community need to know when “Enough is Enough”! I believe we are “there” already for our little corner of Reno. Please help us preserve our neighborhood, our community, and our present quality of life.

I am unable to attend the hearing Tuesday, April 5th at 6pm. Please, therefore enter my letter into the public record available for the Planning Commission’s consideration. Thank you so much.

Sincerely,  
Marianne Merriam  
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Reno, NV 89511