

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

April 28, 2020

Dan Cahalane
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Village Parkway;
WRZA20-0004;

Dear Mr. Cahalane:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project. Based on the proposed development packet, there may be impacts regarding EMS responses to the area, particularly during peak hours. Additionally, the addition of 189 dwellings may increase the use of the healthcare system in the region.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 15 minutes, 59 second for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually.

The closest hospital is Renown Regional Medical Center, which is approximately 19 miles away from the parcel, should individuals require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Andrea Esp
EMS & PHP Program Manager
aesp@washoecounty.us
(775) 326-6042

Cahalane, Daniel

From: jeff lorton <jexter71@yahoo.com>
Sent: Saturday, May 02, 2020 1:55 AM
To: Cahalane, Daniel
Subject: Village Parkway Rezone

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

i emailed.... Please do not approve of any more building in the Cold Springs and village pkwy areas. Especially high Density Apts/condos/townhouses.

There is nowhere near enough infrastructure to support such building.
Not enough water, roadways, Grocery stores, Services (auto/laundry/food/retail), no buses.....
no Doctors, no urgent care, no medical/dental offices.....
and Zero entertainment venues (movies, music, family, etc...).

Find somewhere else to put the low income high density housing....
Put it closer to existing infrastructure in Reno like Midtown, or better yet South of Reno...

Theres a lot more room on the other side of 395 if you absolutely have to in the north valleys.....
White lake and Village Parkway areas already see far more traffic at peaks than they were designed for.....
Especially Crystal Canyon Blvd....onto White Lake....
White Lake will surely be used to get there as the closer exit will not handle all the volume.

Thank you for listening and considering the views of the current residents.

Thank you
Residents Brushland Ct
Cold Springs NV

[Sent from Yahoo Mail for iPhone](#)

May 4th, 2020

RE: Village Parkway – Regulatory Zone Amendment 03/16/2020

Opposition to the proposed zoning change on Village Parkway

My property is directly affected by this proposal. We purchased our property when we moved from White Pine County with the knowledge that the property adjacent to ours was zoned as Medium Density. The proposed change to High Density will negatively impact our property value. All new development should comply with the Character and Vision of the Cold Springs valley. This proposed change to the zoning will force us to incur previously unanticipated expenses for additional trees and privacy landscaping to prevent the proposed new homes' second story and possibly third story residents from looking directly into our backyard and windows. This will also cause an increase in our water usage to maintain the additional vegetation. We feel that our privacy is being directly infringed upon and our trust in the Planning Commission and the Cold Springs Valley Master Plan are being violated should the zoning change to High-Density be approved. We specifically chose to purchase a home in Cold Springs based up on the current zoning and more rural-like appeal of the area. If we wanted to live next to 2 or 3 story residential units in a High-Density zoned area, we would have purchased a property in a different location.

Another area of large concern that needs to be addressed is emergency access and wildland fire mitigation and prevention. This area is accessible not only for residents, but for the fire departments as well. Peterson Mountain and the adjacent areas have had several fires over the years. The current open space allows for firefighters to build fire line by hand crews or bulldozers and conduct back burn operations to deprive the wildland fire of fuel before it reaches the existing houses. The residential housing area to the east of Village Parkway is primarily manufactured homes or trailers that are not as fire resistive as stucco sided stick-built homes with composition roofs. Should zoning change to High-Density this would create a significant challenge to wildland firefighters. It will be much more difficult to build fire line on the steep hillside under emergency conditions versus the current flat open space. Wildland fire bulldozers are limited in the angle of the hillside they can operate in under emergency conditions. Also, firefighter response times will be significantly impeded, and all surrounding structures will be placed at higher risk due to responding fire crews needing to work in a denser space directly against a hillside should the zoning change to high-density. The currently existing open and flat land provides better access to get a fire more quickly under control and provide adequate protection to the Cold Springs area. In other words, building High-Density homes will put the Cold Springs area and its residents at a more significant risk of property damage or loss should a wildland fire occur. What is the plan to ensure appropriate fire breaks and needed emergency access will continue should the High-Density homes be built?

We are strongly opposed to the zoning change proposal and urge the Planning Commission to keep Cold Springs rural for a less-dense area that is safer and quieter and keeps with the Washoe County Master Plan: Cold Springs Area Plan.

Sincerely Matthew and Carrie Martin