



Dear Neighbor,

7 February 2018

Very few of us are aware that Washoe County has been working with special interest groups for some time on the latest version of the Washoe County Lands bill, AKA the Washoe County Gridlock Bill! Here is the county website outlining this bill. Very few Washoe County residents are even aware of this bill, much less its negative consequences to our way of life.

https://www.washoecounty.us/csd/planning_and_development/conservation-act.php

So far the bill is being generated with input solely from special interest groups that the county has invited to participate. Public input is not being actively solicited and the bill will be written and nearly finalized by the time that public input is openly solicited, if it ever is. It will be very difficult to change the bill by that time. It is very important that we let the county know what we think and let them know now. If you write to the county now and think of more issues later, you can send more emails, phone calls or letters later.

This proposed bill will also have a huge and irreversible impact on the quality of life in the entire Truckee Meadows. It includes the sale of approximately 73,000 acres of our local public land to private developers. The population increase enabled by this newly available land will create a huge and insurmountable infrastructure crisis and traffic gridlock! Our current population trajectory based on existing available private land is enough to drive population growth for decades to come. Putting an additional 73,000 acres of our public land in the hands of developers will put the growth into a zone that I can only describe as mindless. The county of course says that development of the 73,000 acres will be within the county planning guidelines. The ridiculous development we are already experiencing fall within their useless guidelines. Master plans change with the prevailing wind.

We've already experienced the new traffic problems on I-80 between Reno and USA Parkway, and along I-580 through Reno. Can you imagine trying to get to and from work with the anticipated minimum 100,000 + new residents in the Truckee Meadows? And to add to our misery, a professional planner has stated that the potential population increase enabled by this bill may be as much as 350,000 new residents.

We live in the desert and depending on the year, we go from one water crisis to another, even with our present population. Domestic wells are now needing to be so deep they are prohibitively expensive. The county clearly does not know what they are doing, having drilled two large wells that ended up having to be shut down due to unanticipated rapid decline in the water table. My own well water level has dropped 150 feet since the beginning of the existing over-development. Severe long term water rationing in the entire Truckee Meadows area will likely result from the mindless over-development. There is no accountability, the county can and does point to their paid consultant reports that say everything will be fine. Everything is not fine now and certainly will not be fine with 73,000 more acres under commercial development in the Truckee Meadows! Other than huge profits for a very few who will take their money and leave, there is no logical or even sane reason to intentionally turn the Reno area into another Las Vegas or San Jose.

Of course, we do need growth for jobs and business opportunities for ourselves, our families and friends. But why do we need to go to the extreme of selling 73,000 acres of public open space land so that untold thousands of new residents can swarm here? This bill may result in some benefit for a very few, but for the rest of us it will result in nothing but many negative and irreversible consequences. We need to stop this proposed bill.

This proposed bill is by far the most important piece of legislation that Washoe County has ever faced. So far it looks like our county government is taking a very superficial approach and trying to manage and limit public input in order to further their own agenda. When I expressed some of my concerns to my local district commissioner, his response was "You just need to be optimistic." That statement has come to define our local county government in my mind. I have lost all confidence that they are fulfilling their ethical requirement to work in good faith in our behalf. I won't quote our President directly but the county commissioners are working very hard to turn the greater Truckee Meadows area into a You-Know-What Hole.

This bill and its consequences are immense. Unanticipated consequences are very difficult to predict. The county commissioners are in way over their heads trying to push through a bill of this magnitude.

We are busy with our own lives and families, but I suggest that we all really need to take the time to study what little the county has published concerning this bill and come to our own conclusions. Many people believe that our county government is unduly influenced by out-of-state money and organizations. They believe efforts to resist this bill are a waste of time. I believe that we need to send our emails and make phone calls to make our opinions known. If we don't care enough to aggressively participate in defending our way of life, for sure the system will fail us.

The Washoe County contact persons for comments on this bill are Jamie Rodriguez and Assistant County Manager Dave Solaro.

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Our commissioners are:

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When writing to Jeanne Herman, please thank her for her hard work in support of saving our northern Nevada way of life. She is doing a good job.

It will help to also send copies of your input to the Reno City council and our state and federal representatives.

The county has not been transparent concerning this bill. The county has been soliciting input from special interest groups for some time now. The county has been also *accepting*, but not actively *soliciting*, input from the general public. There will be a public meeting sometime in the spring, and the deadline for submitting our comments for consideration at the spring meeting is 28 February, only a few weeks away. How do we submit our comments if we don't even know about this bill? Here is a Facebook page that is an attempt to let local residents know about this bill

<http://www.facebook.com/GridlockCity/>

There may actually be some good points to this very complex bill but the county is on a mission to send this bill off to congress and is not giving the potential consequences much, if any, consideration. My view is that we do not need to change this odious proposal, we need to completely get rid of it, along with the sponsoring commissioners who are trying to destroy our way of life.

I am new at participating in local politics and certainly don't claim to know everything about this very complex bill and its long list of negative consequences, but please call or email me if you have questions. I don't know everything and the county doesn't want us to know anything at all, having taken down the draft text from their website. We sure can't depend on Washoe County government to keep us informed so please let your friends, neighbors and co-workers know what is going on. As mentioned earlier, there is no accountability in the Washoe County system. The Buck will only stop with us, the voters!

We need to GET INVOLVED! Get educated on the issues. Go to meetings. Write letters now. Tell your county commissioners WHAT YOU WANT THEM TO DO. Not the other way around. If they don't do it, vote them out. Tell them that too.

Thank you,
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