



January 6, 2026

To: Honorable Planning Commissioners

From: Chris Bronczyk, Senior Planner
Tim Evans, Planner

Subject: Amended and Additional Conditions of Approval for Tentative Parcel Map Case Number WTM24-001 and Special Use Permit WSUP25-0019 (Sierra Reflections)

The following condition of approval set forth in Exhibit A of the staff report – specifically, Condition 1(g) – is recommended by Planning staff to be amended as follows:

g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

*Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170. **The Tribal Historic Preservation Office (THPO) of the Reno-Sparks Indian Colony shall be notified at the same time.***

To address the comments from the Reno-Sparks Indian Colony (RSIC) received on January 6, 2026, Planning staff recommends the following conditions of approval be added for the project:

1. Upon an unanticipated discovery of human remains or Native American Artifacts, and since project is on private lands, the landowner has the supreme right to donate/bequeath/give/provide its property and the items attached to the land, to another party. The RSIC is requesting to receive any Native American cultural resources that may be excavated off of these private lands. The developer agrees that should any Native American human remains or artifacts be discovered and a dispute arises between the Indian Tribe that has the closest cultural affiliation with the site and the developer concerning the treatment or disposition of the burial site or artifact, the developer will request that the Nevada Office of Historic Preservation mediate the dispute as permitted by NRS 383.160(1)(b).
2. Any Native American burial site or artifacts or other material discovered on the property will not be destroyed or removed until SHPO and RSIC have been notified, and the processes set forth in NRS 383.170 will be followed.

Memo to: Honorable Planning Commissioners

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Case Number WTM24-001 and Special Use Permit WSUP25-(Sierra
Reflections)

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3. In the event Native American human remains are discovered on the Sierra Reflections site, developer agrees the Indian Tribe with the closest cultural affiliation with the site will be afforded the opportunity to conduct such rites and ceremonies as may be deemed appropriate for the discovery.
4. The RSIC and Tribal Monitor shall be included in all discussions regarding a Native American burial site or artifact that the developer has with local, state, and federal government regarding any discovery.
5. The applicant or their buyer shall consult with the RSIC prior to the final map recordation on any Native American interests, and cultural resource interests.



RENO-SPARKS INDIAN COLONY

★ TRIBAL HISTORIC PRESERVATION OFFICE (THPO)

1995 East Second Street, Reno, NV 89502 • Mailing Address: 34 Reservation Road, Reno, NV 89502
Phone: (775) 785-1026

January 6, 2026

Mr. Chris Bronczyk
Senior Planner
Washoe County Planning Department
1001 E. Ninth Street, Building A-Second Floor
Reno, NV 89512

Dear Mr. Bronczyk:

The Reno-Sparks Indian Colony (RSIC) is a federally recognized tribe located in Reno and Sparks, Nevada and is comprised of and represents its membership of Washoe, Paiute and Shoshone peoples. The RSIC is taking this time to comment on the Washoe County proposed Special Use Permit Case Number WSUP25-0019 & Tentative Subdivision (Sierra Reflections) proposed project.

The RSIC recognizes this proposed project area as a high use area of the RSIC's ancestors. The 2005 and 2024 correspondence from Kautz Environmental Consultants, Inc. solidifies this. It is unfortunate that the RSIC was never contacted or provided any opportunity to comment on the Sierra Reflections proposed project or the literature search conducted by Kautz Environmental, Inc.

Prior coordination with the RSIC, during the evaluation of the project site would have been beneficial. The cultural evaluation (2024) that states that there are no concerns or no known previously-identified resources of concern to local Tribes in the Sierra Reflections parcel, is not the opinion of the RSIC. If the opportunity for consultation is now passed, it is the recommendation of the RSIC that, should this TM and SUP be approved, that condition #1g be amended to read as follows:

g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170. The Tribal Historic Preservation Office (THPO) of the Reno-Sparks Indian Colony shall be notified at the same time.

And that the following conditions of approval be added:



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1. Upon an unanticipated discovery of human remains or Native American Artifacts, and since project is on private lands, the landowner has the supreme right to donate/bequeath/give/provide its property and the items attached to the land, to another party. The RSIC is requesting to receive any Native American cultural resources that may be excavated off of these private lands.
2. The RSIC is the closest affiliated federally recognized tribe with a federally designated Tribal Historic Preservation Office (THPO). Therefore, the RSIC is requesting that a qualified RSIC Native American Cultural Monitors(s) ("Monitor") be on site prior to and throughout any and all ground disturbance activities. The RSIC Monitor shall be compensated by the project developer. This compensation rate is \$40.00 per hour. The RSIC Monitor works the same schedule as the construction company.
3. The RSIC THPO and the Monitor shall be included as authorized representatives who are empowered to halt all ground disturbance activities in a discovery situation. The RSIC THPO shall be notified within 1 hour of the discovery. If any Native American cultural resources are discovered during ground disturbance activities, the Monitor shall be permitted, at any reasonable time, to inspect all cultural resources at the discovery site to determine the extent of the discovery.
4. The RSIC THPO Monitors shall be consulted with on all discoveries to assess all mitigation measures, placement of items discovered, and other matters related to the discovery.
5. Unanticipated discovery of Native American human remains or Native American Artifacts shall remain confidential. No person is permitted to contact the media regarding any discovery. Native American human remains will not be displayed to the public.
6. Native American human remains will be handled as little as possible by law enforcement (coroner). Once law enforcement determines the remains are not part of a crime scene, then NO personnel will be allowed to handle the human remains.
7. Any human remains and associated artifacts or other material in the immediate vicinity of the remains will not be destroyed or removed.
8. In recognition of the ancestry, RSIC and/or Tribal Monitors will be afforded the opportunity to conduct such rites and ceremonies as may be deemed appropriate for the discovery.
9. The remains will be secured by cordoning off the immediate area around the burial with fencing or whatever means available. The Native American human remains will be protected from sun exposure.
10. Avoidance of physical modifications of human remains from/and associated funerary objects. Any human remains and associated cultural items or other cultural material in the immediate vicinity of the remains will not be disturbed or removed.
11. RSIC will be allowed (if this happens) to be part of all discussions in determining affiliation. It is against traditions to suggest what affiliation ancestral remains are. This is speculative and science driven.
12. Age and affiliation will only be determined if the human remains are NOT Native American.
13. At no time will any destructive analysis be performed on Native American human remains and associated cultural items.



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14. The RSIC and Tribal Monitor shall be included in all discussions with local, state and federal government regarding any discovery.
15. There will be no scientific study or destructive analysis on any human remains or funerary items that are discovered or removed from the site.
16. NO pictures or drawings are allowed of any unanticipated find or discovery of human remains.
17. No data potential requests from archeologists, landowner or government officials are allowed. Archeologists are not to comment about the potential of data being lost.
18. If any Treatment plan is authored for the unanticipated discovery, it will be reviewed and commented on by the RSIC.
19. Project proponent is responsible for 24-hour security of any unanticipated discovery.
20. The applicant or their buyer shall work in consultation with the RSIC prior to the final map.

Your consideration of these important comments and requests regarding the cultural heritage and ancestral past of the RSIC is appreciated.

Sincerely,

Michon R. Eben
THPO

