

From: [Rob](#)
To: [Albarran, Adriana](#); [Roman, Brandon](#)
Subject: Fwd: Iverson Ranch
Date: Tuesday, November 18, 2025 5:19:05 PM
Attachments: [Iverson Ranch.pdf](#)

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Not sure who has this one..

Rob

Begin forwarded message:

From: Thomas Smith <edsontiger@aol.com>
Subject: Iverson Ranch
Date: November 18, 2025 at 10:53:28 AM PST
To: aowens@washoecounty.gov, CBronczyk@washoecounty.gov, diazzareschi@gmail.com, jib2424@sbcglobal.net, KateNelsonPE@gmail.com, Lkennedy@washoecounty.gov, rmflick@washoecounty.us, rpierce@washoecounty.gov
Reply-To: Thomas Smith <edsontiger@aol.com>

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Dear Commissioners,

The Coalition for Nevada's Wildlife has serious concerns over the proposed drone testing and use of explosives associated with with the Special Use Permit "Iverson Ranch SUP WSUP25-0018".

Our concerns are explained in the attached letter.

Please take time to review.

Thank you,

Tom Smith
VP Coalition for Nevada's Wildlife

Coalition for Nevada's Wildlife
P. O. Box 70143
Reno, Nevada 89570

Washoe County Planning Commission

1001 E. 9th Street

Reno NV 89512

Re: Iverson Ranch SUP WSUP25-0018

Dear Commissioners:

The Coalition for Nevada's Wildlife (Coalition) hereby expresses our serious concerns over the proposed drone testing and use of explosives associated with the above referenced Special Use Permit. The Coalition is the issue, policy, and lobbying arm of sportsmen in northern Nevada dedicated to the protection and enhancement of the state's wildlife resources. Our directors are typically past and present presidents or directors of the major sportsman/wildlife conservation organizations representing tens of thousands of northern Nevada sportsmen. We represent fishing, big game, waterfowl, upland game, trapping, sporting dog, and predator hunting interests.

The history of wildlife in Nevada is one of decimation through over-exploitation that resulted in the eradication of our big game species. It is only in the past few decades that the partnership of private sportsmen and the Nevada Department of Wildlife (NDOW) has reintroduced, augmented, and brought back thriving population of bighorn sheep, antelope, mule deer, and a multitude of smaller species to this region. Sportsmen have contributed tens of millions of dollars and tens of thousands of volunteer man-hours to these efforts across the state, which are recognized as the most ambitious and successful big game reintroduction programs in North America!

Game Management area 014, which encompasses the Iverson Ranch, is a great example of our efforts and success. Bighorn sheep now populate the mountains for the first time in over a century. Antelope, once nearly gone, are numerous. Mule deer and sage grouse have recently declined due to wildfire, drought, and predation, but are now targets of concentrated mitigation measures that are showing success. For example, NDOW is reseeding large areas previously burned just a few miles south of the Iverson ranch; this project will be continued for the next 5 years or so. NDOW has also captured and placed GPS collars on mule deer to study areas of seasonal use, migration corridors, and survival rates. Water resources are being enhanced. Predator control has been initiated to allow bighorn sheep

**NEVADA SPORTSMEN AND CONSERVATIONISTS WORKING FOR
THE ENHANCEMENT OF WILDLIFE AND HABITAT**

and mule deer recovery. All the efforts are paid for by sportsmen's dollars. The Granite mountains of Area 014 have for many years been the "Holy Grail" for sportsmen trying to draw a coveted mule deer tag.

Wildlife species such as sage grouse are very sensitive to noise. Recent evidence collected by NDOW in central Nevada has shown that even an audible hum from a recently constructed geothermal power plant has displaced sage grouse populations over 2 miles away. This bird which is on the brink of being listed as "Threatened or Endangered" does not simply relocate, entire populations go away! Big game species make it through the cold winter months using up their fat reserves put on during late summer and fall months; they only have so much energy available. Any stress on these animals decreases their survival rate in harsh winters.

The proposed project flies in the face of our efforts and accomplishments. Five to ten low altitude drone flights per day with added chase aircraft, not just over private property but also over our public lands are being proposed. The noise from drones is an obnoxious buzz that will stress and disrupt wildlife. The ordinance detonation and engine testing are not currently deemed detrimental, if the noise levels stated by the proponents are monitored and verified. Wildfires being started is a very real potential from the inevitable drone crashes so that response planning and funding requirements are necessary. Full restoration costs should be borne by the proponent with appropriate bonding.

The operations proposed in this Special Use Permit are a direct threat to the efforts of Nevadans to restore our wildlife resources. This proposal should either be rejected or heavily conditioned to include at least the following:

- 1) Drone flights should be restricted to airspace above private property,
- 2) Drone flights should be prohibited during critical wildlife periods such as sage grouse breeding, and fawning of mule deer, antelope and bighorn sheep,
- 3) A wildfire protection plan should be formulated for approval with all costs borne by the proponent with adequate assurance bonding for suppression and restoration.

Thank you for your consideration,

Sincerely,

The Coalition for Nevada's Wildlife

Larry J. Johnson – President (also Director of Nevada Outdoorsmen in Wheelchairs, and 30 years past director, Nevada Bighorns Unlimited)

Tom Smith – Vice President (also Director & past President, Truckee River Flyfishers)

Joel Blakeslee – Director (also Director and past President, Nevada Trapper's Association)

Bob Brunner - Director

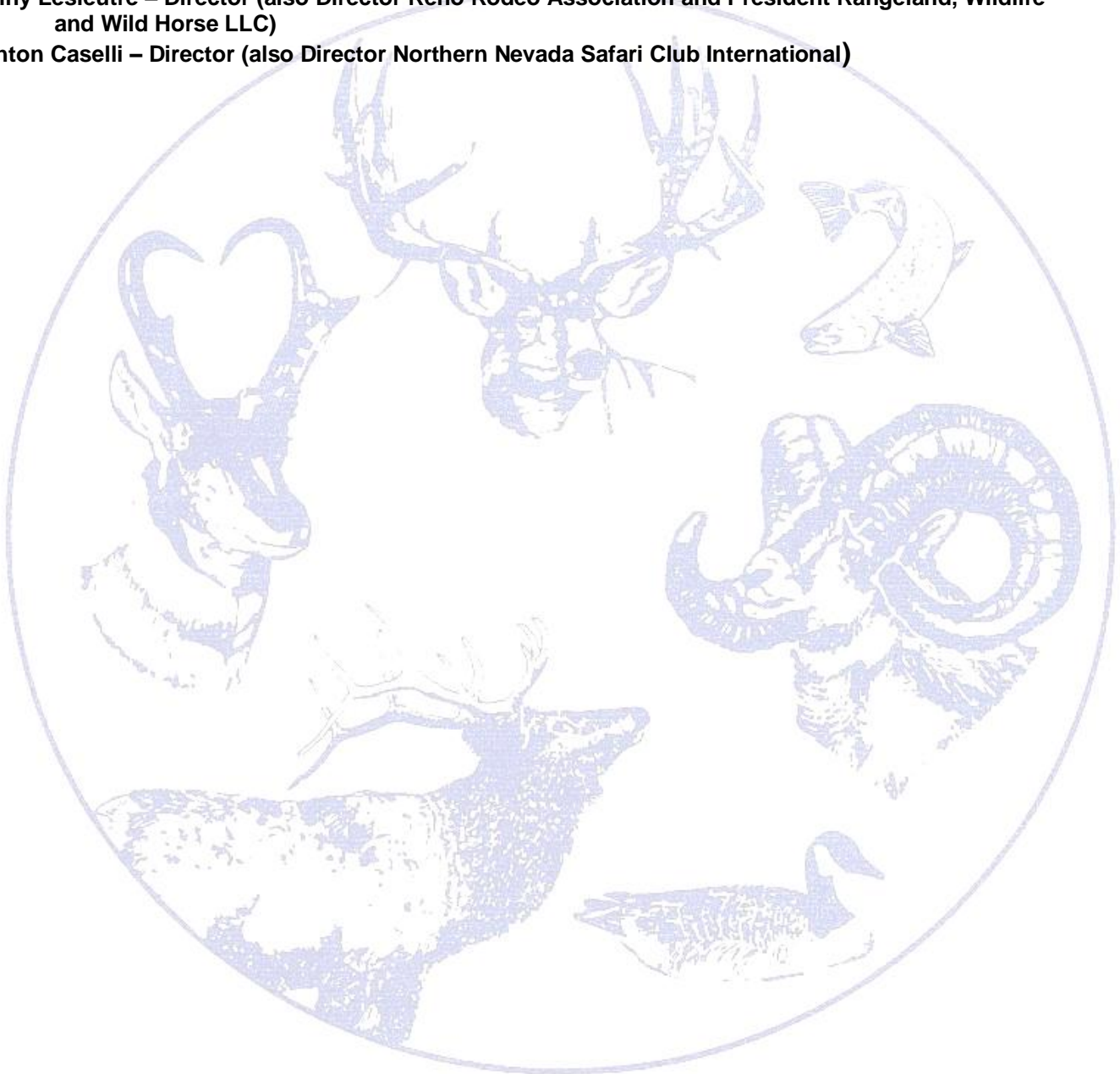
Willie Molini – Director (also President, Nevada Waterfowl Association)

Karen Boeger – Director (also Director, Back Country Hunters and Anglers)

Judi Caron – Director (also past President, Northern Nevada SCI)

**NEVADA SPORTSMEN AND CONSERVATIONISTS WORKING FOR
THE ENHANCEMENT OF WILDLIFE AND HABITAT**

Linda Linton, Esq. - Director
Sean Shea - Director (also member Nevada Outfitters and Guide Association)
Jim Puryear -- Director (also Director, Nevada Bighorns Unlimited--Reno)
Bryce Pollock, (also Director, Back Country Hunters and Anglers)
Tyler Nall – Director
Kris Coston – Director (also President Muley Fanatics)
George Forbush – Director (President Nevada Predator Hunting Association)
Jenny Lesieutre – Director (also Director Reno Rodeo Association and President Rangeland, Wildlife and Wild Horse LLC)
Ashton Caselli – Director (also Director Northern Nevada Safari Club International)



**NEVADA SPORTSMEN AND CONSERVATIONISTS WORKING FOR
THE ENHANCEMENT OF WILDLIFE AND HABITAT**

From: [Larry Chesney](#)
To: [Roman, Brandon](#)
Subject: Re: Public Comment for Planning Commission Thursday November 20, 2025
Date: Wednesday, November 19, 2025 9:13:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[WSUP25-0018_PubComm_TSmith_CoalNevWildlife.pdf](#)

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As an avid sportsman, I would support the concerns outlined in this communication. Sportsman and outdoor sports are a multi million dollar industry. These conservation issues are real and the contributing organizations are extremely well respected. Thank you for sharing
Happy Trails
Larry Chesney
Sent from my iPad

On Nov 19, 2025, at 6:56 AM, Roman, Brandon <BRoman@washoecounty.gov> wrote:

Good morning, all,

Here is a public comment regarding the WSUP25-0018 (Iveson Ranch) application being heard tomorrow in Chambers at 6:00 p.m.

Warm Regards,



Brandon Roman
Senior Office Specialist, Planning & Building Division |
Community Services Department
broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 |

Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



**FRIENDS OF
BLACK ROCK
HIGH ROCK**

Attachment F

Page 7

320 Main Street

PO Box 224

Gerlach, Nevada 89412

November 19, 2025

Washoe County Planning Commission
1001 E. 9th Street
Reno, NV 89512

Subject: Concerns Regarding Iverson Ranch SUP WSUP25-0018

Dear Commissioners,

The Friends of Black Rock–High Rock appreciate the opportunity to provide input on the Iverson Ranch Special Use Permit (SUP).

Friends of Black Rock-High Rock is a nonprofit organization dedicated to protecting, stewarding, and sharing the unique landscapes, wildlife, culture, and recreation opportunities of the Black Rock Desert–High Rock Canyon region. We operate a visitor center in Gerlach, where we provide maps, regional information, nature walks, and art tours, and teach responsible recreation using Leave No Trace principles.

This year, we organized four multi-day campouts that allowed participants to immerse themselves in the Black Rock–High Rock region while learning about its ecology, history, and cultural significance. We also organized stewardship projects that attracted volunteers who worked on habitat restoration and cleanup efforts across the region. We partner with Fly Ranch, a unique property adjacent to the Black Rock Desert and approximately 6 miles from Iverson Ranch, where we guide nature walks for visitors. Fly Ranch has become an important educational and community resource, attracting visitors who seek quiet reflection, connection with nature, and learning opportunities about conservation and sustainability.

Our Concerns

Visitors come to the Black Rock–High Rock region seeking quiet solitude and abundant wildlife. The high-pitched, continuous buzzing of drone rotors will degrade this experience and disrupt wildlife viewing opportunities. We are also concerned about explosive detonations and their potential impacts on local wildlife, as well as wildfire risks associated with drone crashes and explosive materials. Additionally, we have significant concerns about potential future expansion plans.

Our Recommendation

We respectfully request that the SUP be denied. If the permit is approved, we strongly recommend the following conditions:



1. Sound Monitoring and Reporting at the Iverson Ranch property line, Hwy 34, nearest residence, and Fly Ranch. (monitored by an independent organization)
2. Groundwater Monitoring Well for contamination surveillance (monitored by an independent organization).
3. Public Feedback Channel for reporting/viewing noise monitoring data, Iverson operational notices, and logging concerns or complaints (administered by an independent organization)
4. Drone Flight Restrictions limiting flights to Iverson property only, and prohibiting flights over Wilderness areas.
5. Geo fences around sensitive areas and private property.

Thank you for considering our concerns. We look forward to working collaboratively to ensure the protection of this unique and fragile landscape.

Sincerely,

Robert Warner
President
Friends of Black Rock–High Rock

**Non-Profit Tax Exempt
ID 88-0180276**



**P.O. Box 21393
Reno, Nevada 89515-1393
(775) 400 - 1172
www.nevadabighornsunlimited.org**

Special Use Permit Case Number WSUP25-0018 IVESON RANCH

Washoe County Planning Commission
1001 E 9th Street Building A
RENO NV 89512

Dear Commission Members:

Northern Washoe County has always been proud to offer pristine habitat that is utilized by numerous species of wildlife. As Nevadans we take pride in being responsible stewards of this habitat. Nevada Bighorns Unlimited is one of the largest conservation Non Government Organizations (NGOs) in Nevada representing sportsmen/women to enhance wildlife across our state.

Mr. Mike Arth did a very thorough job of presenting this material last Thursday evening at the Gerlach Citizen's Advisory Board. We respect his clarity and willingness to foster discussion. We have to find a good balance between innovation, technology and businesses that seeks to help Nevada be a leader in commerce across the west. Our state wildlife should not suffer due to our commercial ambitions. Our concerns with the proposal from Iveson Ranch focus on the disruption and impact on the adjacent wildlife populations.

-Noise aversion: this affects all species of wildlife as well as the cattle and ranching industry of the area.

-drone flights over critical habitat that includes lambing/calving/fawning grounds as well as neonate rearing grounds. These areas should be as stress free as possible and free from pressures that we know directly impact survival of these young animals.

-continuous small energetics explosions will drive wildlife from natural preferred habitat.

We propose

1. Restricted flight pathways and corridors to mitigate this.
2. Restrictions on flight paths during sensitive timing for wildlife (lambing seasons, neonates, breeding...etc)

-Concerns for Future expansion: we understand that the business of the ownership of Iveson ranch may not be able to divulge certain information pertaining to the work and research they are performing at their private property. Our concerns lie in the fact that this may be a subtle initial push that may be greatly expanded in the future. We recommend careful considerations of removal of county ordinances/regulations that would "let the genie out of the bottle" and we would be unable (or unwilling) to combat that down the road...

How does the approval of this Special Use Permit benefit Washoe county? Its residents? The land and the associated wildlife that depend on the health of the ecosystem?

Nevada Bighorns Unlimited strongly opposes this special use permit. The impacts to the neighboring wildlife and habitat have not been fully evaluated and addressed. It would be irresponsible to approve this permit as presented.

Nevada Bighorns Unlimited

Nevada Bighorns Unlimited
~ Sportsmen working for the future of Nevada's wildlife ~

From: [Rob](#)
To: [Roman, Brandon](#)
Subject: Fwd: WSUP25-0018 (Iveson Ranch)
Date: Thursday, November 20, 2025 6:12:30 AM
Attachments: [FBRHR Iveson Ranch SUP Response.docx \(1\).pdf](#)

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Begin forwarded message:

From: <robert@blackrockdesert.org>
Subject: **WSUP25-0018 (Iveson Ranch)**
Date: November 19, 2025 at 9:58:55 PM PST
To: <jib2424@sbcglobal.net>, <rpierce@washoecounty.gov>, <Lkennedy@washoecounty.gov>, <rmflick@washoecounty.us>, <aowens@washoecounty.gov>, <KateNelsonPE@gmail.com>, <dlazzareschi@gmail.com>, <washoe311@washoecounty.gov>
Cc: "Judy Prutzman" <judyprutzman@gmail.com>

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Dear Commissioners,

Friends of Black Rock-High Rock has significant concerns regarding WSUP25-0018 (Iveson Ranch). Please take a moment to review our concerns in the attached letter.

Thank you for your consideration.

Robert Warner
Friends of Black Rock-High Rock
530 263-7223 mobile

Support conservation, education, and recreation in our Public Lands!
Become a member: <https://www.blackrockdesert.org/becomeamember>



From: [Bronczyk, Christopher](#)
To: [Roman, Brandon](#); [Bertetto, Jolene](#)
Subject: FW: Iveson Ranch Drone and Explosives Testing (WSUP25-0018)
Date: Thursday, November 20, 2025 1:47:28 PM
Attachments: [WSUP25-0018 \(Iveson Ranch\) Comments.pdf](#)
[image001.png](#)

FYI



Chris Bronczyk

**Senior Planner, Planning & Building Division | Community Services
Department**

cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

From: Arlo Stockham <arlostockham@gmail.com>
Sent: Thursday, November 20, 2025 1:43 PM
To: dlazzareschi@gmail.com; KateNelsonPE@gmail.com; Owens, Amy
<AOwens@washoecounty.gov>; Flick, Michael <RMFlick@washoecounty.gov>; Kennedy, Linda K.
<LKennedy@washoecounty.gov>; Pierce, Rob <RPierce@washoecounty.gov>;
jib2424@sbcglobal.net; Lloyd, Trevor <TLloyd@washoecounty.gov>; Bronczyk, Christopher
<CBronczyk@washoecounty.gov>; Bertetto, Jolene <JBertetto@washoecounty.gov>
Subject: Iveson Ranch Drone and Explosives Testing (WSUP25-0018)

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Dear Planning Commission and Staff,

Please accept the attached project review comments provided on behalf of nearby property owners Bright Holland Co and BBB Investments LLC.

We respectfully ask that you review and provide additional community protections for drone overflight, noise, and possible groundwater contamination.

Feel free to contact me with questions. I plan to attend the hearing this evening.

Sincerely,

Arlo

Arlo Stockham, AICP
(775) 315-4231

--

November 20, 2025

Washoe County Planning Commission and Staff

10101 E. Ninth Street

Reno, NV 89512

Subject: Drone and Explosives Testing at the Iveson Ranch (WSUP25-0018)

Dear Planning Commission and Staff,

Please accept the following comments and concerns provided on behalf of Bright Holland Co and BBB Investments LLC, who own considerable property in the vicinity of the proposed drone and explosives testing project.

My clients support economic development in the Gerlach and Hualapai Valley area, but are concerned that this project could significantly impact and devalue other property in the area.

There is a long history of conservation efforts in the Hualapai Valley and Granite Mountains. In the 2000's, Bright Holland sold large blocks of nearby land to the BLM so it could be used for conservation purposes. In the 2010's, the BLM updated their resource management plan to designate a special recreational management area (SRMA) extending from Granite Mountain into Hualapai Valley. In the 2020's, Senator Rosen worked with local agencies and stakeholders on the Truckee Meadows Lands Bill. The bill introduced in the Senate would further protect the SRMA with formal designations of Wilderness and Mineral and Leasing Withdrawal (see attached maps).

Most of Bright Holland's nearby parcels are unfenced and interspersed with the BLM recreation areas. Parcels are currently used mostly for recreational purposes, consistent with the approved plans for the area. Other parcels have been sold and developed with homes. If the county approves impactful drone and explosives testing, Bright Holland's remaining parcels will be devalued and may no longer be usable for recreational and residential uses. Wildlife and public land impacts would also be significant.

This project may be more appropriate on a larger remote parcel or in areas that already have military facilities and heavy industrial uses.

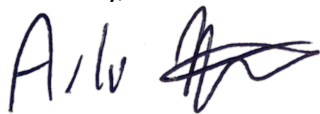
If this project is to proceed, the County should better address overflight limitations, noise, and groundwater contamination.

- Overflight Limitations. Detailed flight areas should be established for any use of drones beyond the project's private parcel boundaries. Such flight paths should provide a reasonable buffer (1/4 - 1/2 mile) from other private parcels and from the BLM designated special recreational management area. Wildlife agency concerns should also be addressed.

- Noise limitations. Staff appears to be supporting a complete waiver of the County noise ordinances. Explosives testing areas should be located and designed in accordance with adopted noise limitations. At a minimum, a 65 dB noise limit should be applied and monitored at a specified distance ($\pm 1/4$ mile) from the project boundary. Noise can echo and reverberate in areas like this. Reasonable conditions would keep impacts localized.
- Groundwater Contamination: We appreciate that groundwater monitoring wells are recommended to detect contamination from the project and the likely migration of contaminated groundwater contamination to other properties. We think that requirement should be supplemented with containment and soil testing requirements for the explosives testing location. The project should be required to regularly test soils and remove any contaminated soil before the pollutants reach the groundwater table. We do not need another situation like the Rocketdyne contamination in Palamino Valley. That pollution was caused by a similar facility and continues to impact nearby properties many decades after the testing was discontinued.

Thank you for considering our concerns. Please don't hesitate to contact me if you have any questions.

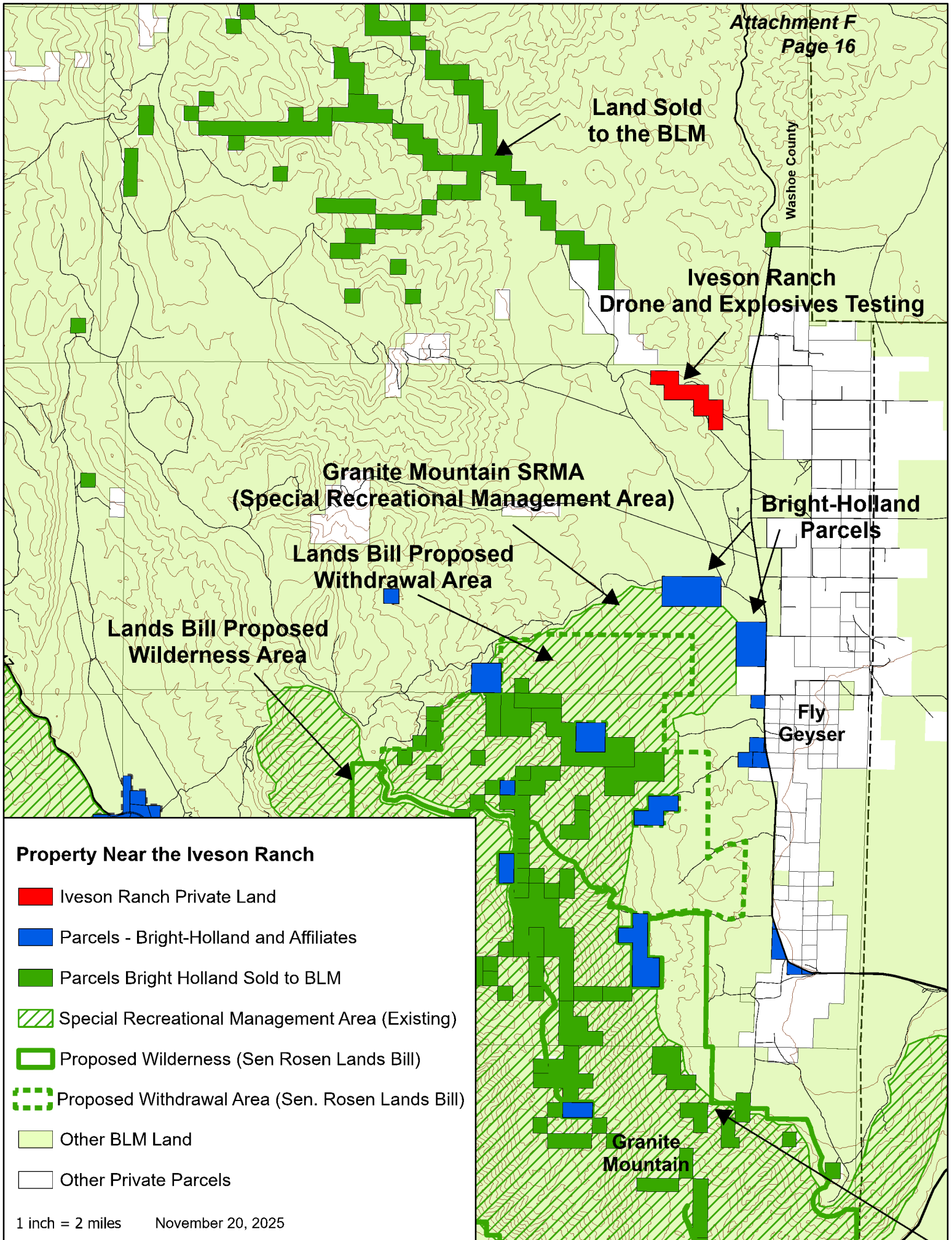
Sincerely,

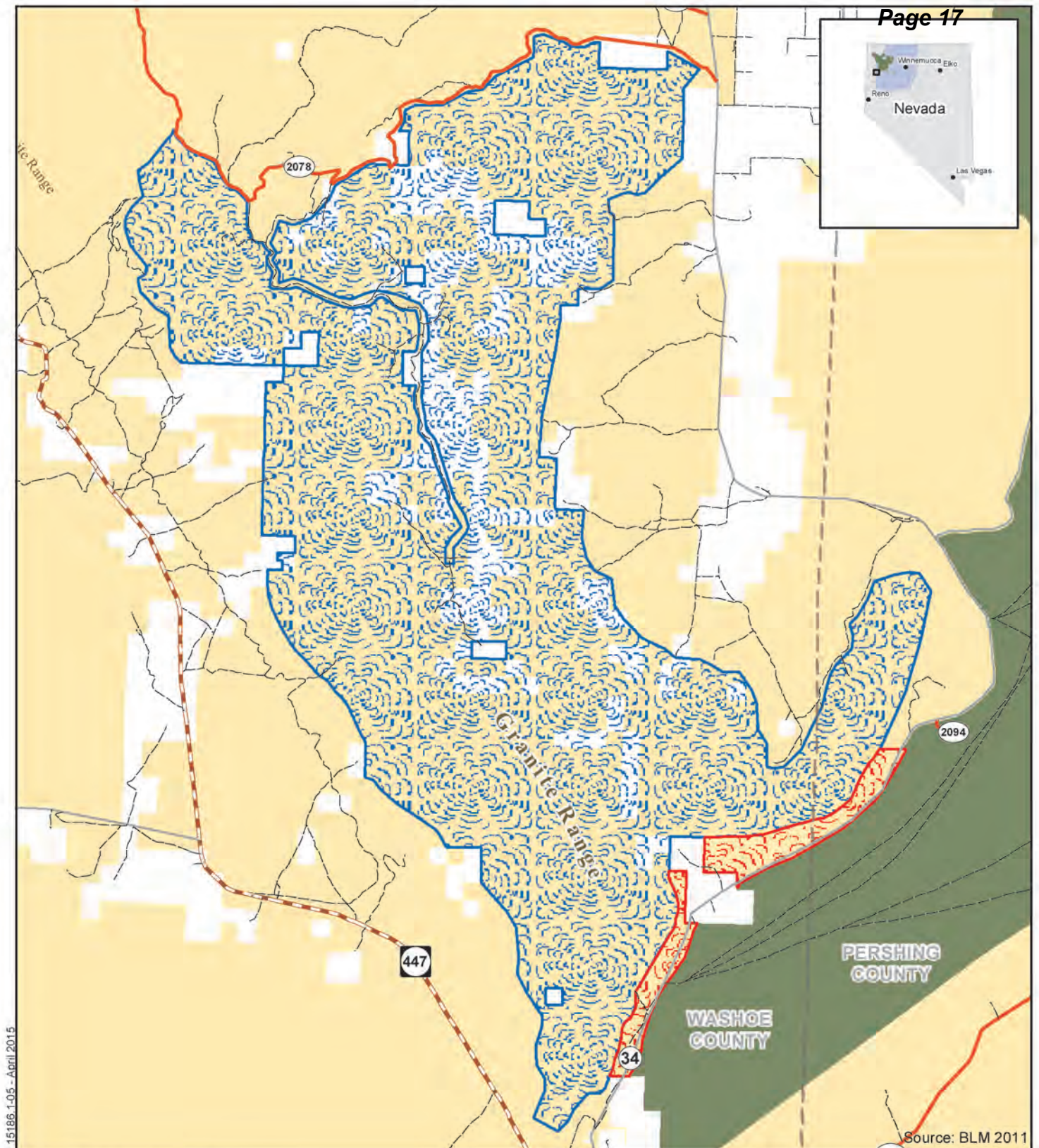
A handwritten signature in dark ink, appearing to read 'Arlo' followed by a stylized surname.

Arlo Stockham, AICP

Email distribution list:

Jim Barnes
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi, Chair
Kate S. Nelson
Amy Owens
Rob Pierce, Vice Chair
Trevor Lloyd, Planning Manager
Chris Bronczyk, Senior Planner
Jolene Bertetto, Planner





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Legend

Zone 2 - Granite

Zone 1 - Granite Foothills

Black Rock/High Rock NCA RMP Planning Area Lands

County Boundary

BLM Road

County Road

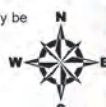
Other Dirt Roads

State Highway

Bureau of Land Management

Private

Towns



1 2 Miles



Granite Range SRMA - Recreation Management Zones (RMZs)

Northwest Nevada

Figure 2-22

November 20, 2025
Washoe County Planning Commission
1001 E. 9th Street
Reno, NV 89512

Subject: Public Comment for Iverson Ranch SUP WSUP25-0018

Dear Commissioners,

As a Board of Director for the Friends of Black Rock–High Rock, a Consultant for the Nevada Wildlife Federation, and a long-time resident of Washoe County, I would like to provide public comment on the Iverson Ranch Special Use Permit (SUP).

The Black Rock Desert–High Rock Canyon Emigrant Trails National Conservation Area (NCA) provides habitat and migration corridors to a diverse array of Nevada wildlife, including bighorn sheep, golden and bald eagles, over 250 species of migratory birds, and one of the largest remaining free-roaming pronghorn antelope herds in North America. Notably, the NCA houses sage-grouse lek, brood-rearing, and wintering habitats.

Considered a high-conservation-concern species, the protection of greater sage-grouse, dependent on sagebrush steppe habitat, has become a focal point in Nevada wildlife and land management, as [71% of Nevada's sagebrush ecosystem has been lost since 1998](#) and continues to decline.

A [Bureau of Land Management study](#) suggests “that effective management of the natural soundscape is critical to the conservation and protection of sage-grouse” (p.2), as disturbingly loud noises can negatively impact their mating, bonding, and foraging behaviors. The study also states that sage-grouse **do not** habituate to the impacts of noise over time.

[According to a report on Noise Recommendations by the Nevada Department of Wildlife](#), “for greater sage-grouse, noise impacts should be limited to ≤ 10 dBA (decibel noise within human hearing range) above ambient levels in breeding, nesting, and foraging habitats” (p.6). [For reference](#), the sound of a vacuum cleaner registers at 75 dBA, and explosive sounds, such as a gunshot or siren at 100 feet, register at 140 dBA.

I am concerned that the potential explosive noises created by the Proposed Explosives Test Range at Iverson Ranch will consistently create noise levels substantially higher than NDOW's recommended limits for sage-grouse habitat. I believe this will have a direct negative impact on sage-grouse populations and other wildlife that live in and migrate through the area.

I urge the Planning Commission to take these recommendations and data points into consideration when deciding how to proceed, and I ask that wildlife monitoring requirements be put in place in the SUP to safeguard the well-being and survival of our Nevada wildlife in the NCA.

Thank you for your time on the matter.

Sincerely,
Natasha Majewski

A handwritten signature in black ink that reads "Natasha Majewski". The script is fluid and cursive, with the first name and last name clearly distinguishable.