

**Review of the Westex Consulting Engineers’
February 23, 2024 Report and
July 8, 2025 Updated Geotechnical Report
Filed As Part of the Special Package Prepared by Bowman
For World Properties, Inc., Washoe County, NV
File No.: 2002.010-A
Submitted by Joyce Newman
on Behalf of the Washoe Valley Alliance
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Overview

World Properties Inc. is seeking county approval for its Sierra Reflections development in Washoe County. The company has filed numerous previous applications; none has been approved.

This report is a citizen review of the “Updated Geotechnical Report, Supplemental Geophysical Measurements, Sierra Reflections, Washoe County, Nevada” by Westex Consulting Engineers, dated February 23, 2024 and supplemented by Tab A of the “Special Package” prepared for Mr. Fred Woodside, CFO, World properties, Inc. dated July 8, 2025. The filing was evaluated for its compliance with Nevada and Federal Statutes and regulations as well as local development codes regarding the health and welfare of Nevada’s citizens.

This review weighed whether relevant current data were considered and whether the conclusions reached in the Westex filing were supported by the data.

To that end, we reviewed and cited many relevant geologic maps and geotechnical reports related to earthquake faults and liquefaction in the area of the Sierra Reflections project that were available to Westex. Several of them were considered and referenced in the Westex report, but many significant references were not referenced and presumably not consulted.

Conclusions

- Westex reports are inadequate, incomplete and based on geotechnical data that have been superseded by more recent studies. They appear to intentionally disregard more recent data regarding the seismicity, earthquake risk and potential liquefaction of the project area and instead focus on “the rippability assessments to supplement prior investigations” to assist in construction.
- The reports state that they were intended to provide rippability assessments of the subject area, not seismic hazard risks, although they mention that “active faults capable of generating large magnitude earthquakes have been identified within the region. Strong ground shaking associated with earthquakes should be expected to occur during the life of the project.”
- With respect to liquefaction, Pezonella in 2005 stated that, although “portions of the site have been delineated as existing in an area of greatest severity for potential shaking,” liquefaction potential was not part of the scope of work of his or subsequent studies.
- Geotechnical reports submitted to World Properties, Inc. (WPI) by Westex lack adequate relevant, contemporary data necessary to assess the earthquake and liquefaction risks at Sierra Reflections, and their concomitant risk to Nevadan’s health and welfare, and are glaringly vague.

- In fact, the stated purpose of Westex’s February 2024 report and the July 8, 2025 update, was “to produce an updated geotechnical report that provides *rippability assessments*. . .”¹ not seismic hazards like earthquakes and liquefaction. (emphasis added) Rippability is a measure of how easily soil or rock can be excavated using typical equipment like a backhoe or bulldozer.
- Authors of the various Westex reports failed to consult relevant, more recent maps and reports and the voluminous data they contain when assessing seismic and liquefaction risk at Sierra Reflections. For example:
 - Westex failed to consider the opinions of a group of forty geoscientists, convened in 2019 to study the risks of large earthquakes in Nevada. The group’s report concludes “the sources of potentially large earthquakes in the Reno-Carson-Lake Tahoe (region) appear well-defined. Significant sources proximal to the region include the major normal faults of Carson and Washoe Valley. . .the uncertainties arise due to factors ranging from lack of paleoseismic information, questions of how faults may link to one another during large earthquakes and an inability at this stage to match well the deformation rates being reported by geodesy as compared to those assessed from geology” and that “these earthquakes, as well as widely distributed smaller earthquakes throughout the state demonstrate that the seismic hazard of the region is high. . . Seismic hazard in western Nevada is characterized by two main tectonic elements, the Walker Lane Belt and the Basin and Range extension.”²
- Ignoring the above research is a gross failure of the Westex report. Experts who compiled the 2019 report reflect a wide range of expertise that would have been invaluable in assessing seismic risk at Sierra Reflections. In particular, Richard Koehler, a paleoseismologist³ at Mackay School of Earth Sciences and Engineering, is a recognized

¹ Westex cover letter, February 23, 2024

² Koehler and Anderson, 2019

³ Paleoseismologist: One who studies seismic activity within the last 2 million years.

expert on the Walker Lane. See Koehler’s 10-page biography in Appendix 10 to this report and at <https://nbgm.unr.edu/Staff/Koehler.html>

- Koehler and Anderson, authors of the 2019 report *Working Group on Nevada Seismic Hazards, February 5-6, 2018 – summary and recommendations of the workshop* summarize their work: “The sources of potentially large earthquakes in the Reno-Carson-Lake Tahoe region appear well defined. Significant sources proximal to the region include the major normal faults of Carson and Washoe Valleys. . .” among others.⁴
- The project area lies within the Walker Lane Belt. Koehler and Anderson, 2019, also concluded that the Mount Rose, Genoa, East Carson, Little Valley faults within the Walker Lane Belt. . . “are in close proximity to Reno and warrant further study to better characterize fault parameters.”⁵
- Craig dePolo’s quaternary map of Nevada⁶, published in 2008 – Appendix 6 - should have been consulted by Westex as it offers valuable information regarding faults in the Walker Lane.
- Rich Koehler’s 2023 report *Liquefaction Susceptibility Mapping in the Reno-Sparks Urban Area*⁷, should have been considered.
- Despite the presence of deposits with liquefaction potential⁸ Westex did not cite or evaluate the risk.
- Many other maps and reports were available to the Westex staff, but not referenced. See appendices 1, 2, 4, 6, 6A, 8 and 9
- The 2005 Pezonella report states: “To delineate possible faulting and evaluate any other geological hazards on the site, our investigation included a review of available geological literature and maps.” The authors did not reference many of the reports and maps available in 2005.
- In other cases, reports were cited, but disregarded:

⁴ Koehler and Anderson, 2019

⁵ Koehler and Anderson, 2019, p. 7

⁶ dePolo, Craig M., 2008, Quaternary Maps of Nevada, Nevada Bureau of Mines and Geology, Map 1

⁷ Koehler, Rich De., 2023, *Final Technical Report, Liquefaction Susceptibility Mapping in the Reno-Sparks Urban Area*, Nevada Bureau of Mines

⁸ Carlson, Chad, et al, 2019, *Geologic Map of the Washoe City Quadrangle*, Washoe County, NV, NBM&G

- Pezonella cited the 1996 report of the Nevada Earthquake Safety Council but seems to have ignored several of the report’s requirements, including that geotechnical site investigations must include descriptions of (among other data):
 - “Historic earthquakes, epicenter locations, and magnitudes in the vicinity of the site. . .
 - Location and chronology of other earthquake-induced features, such as settlement, landslides and liquefaction. . .
 - Identity and location of any faults, scarps, and fissure in the vicinity of the site”
- Reports submitted by Westex in February 2024 and July 2025 contain internal conflicts regarding fault risks in the project area.
- Westex suggests a minimum of thirteen times that they be consulted *during site prep and construction* to evaluate geotechnical concerns, including “active faults capable of generating large magnitude earthquakes” and other risks. These risks should be addressed prior to plan approval.

Recommendations

The Application should be denied for these reasons:

- The application fails to comply with Code Sections 110.424.15(a)(2) and 110.424.20(c)(3) requiring a site analysis to identify “areas underlain with faults that have been active during the Holocene epoch of geological time,”
- The Westex report is in violation of section 608 of the Code requiring developers to identify “all known potential hazards, including, but not limited to earth slide areas, Holocene era geologic faults. . .”

**Federal Requirements, Nevada Revised Statutes and Washoe County
Development Code Requirements Regarding Health and
Welfare of Nevada Citizens**

There are numerous references in federal law, the Nevada Revised Statutes and in the Washoe County Development Code (WCDC) requiring that the “health and welfare” of Nevada’s citizens be considered in approval of tentative subdivision maps as well as final plans.

Nevada law in NRS 278.020(1)⁹ requires that actions of governing bodies are authorized to “regulate and restrict the improvement of land” in order to promote the “health, safety, morals or the general welfare of the community.”

In defining health and welfare, one of the potential hazards to be assessed and avoided is that of earthquakes. Section 608 of the WCDC requires developers to identify “all known potential hazards, including, but not limited to earth slide areas, Holocene era geologic faults, avalanche areas or otherwise hazardous slopes shall be clearly designated on the map.”

Section 110.608.25(f) of the code requires that, before approving an application for a tentative map, the Commission shall find, that among other requirements, public health shall be considered and that “the design of the subdivision or type of improvement is not likely to cause significant public health problems.”

Section 110.918.10 WCDC cites multiple purposes of the development code, including a requirement that the code “(a) Promote the public health, safety. . .”¹⁰

⁹ NRS 278.020(1)

¹⁰ WCDC p. 918-1

Section 110.424.20 requires a “developable area analysis” on hillside property to determine whether land is suitable for development. Section 110.424.20(c)(3) states “areas considered less suitable for development include: Areas underlain with faults that have been active during the Holocene epoch of geological time.”

Federal law¹¹ recognizes liquefaction as a seismically induced hazard affecting public health and welfare.

And in Section 110.908.15 the WDC states that “in interpretation and application, the provisions of the Development Code shall be held to be minimum provisions only for the promotion of health, safety. . . and general welfare of the public.”

Washoe County’s Emergency Management Department defines earthquakes and resulting liquefaction: “Earthquakes are potentially catastrophic, capable of causing multiple fatalities and major structural and infrastructure damage, including disruption of utilities, communications, and transportation systems. Secondary effects can include landslides, searches, liquefaction, fires, and dam failure. Earthquakes have the potential to cause significant, widespread structural damage throughout the region.”¹²

It is clear from the statutes and codes that the protection of residents’ health and welfare is a prime consideration in the review of any proposed development and that the potential for earthquakes and their resulting liquefaction are significant factors.

¹¹ 42 U.S.C. § 7704 - U.S. Code - Unannotated Title 42. The Public Health and Welfare § 7704. National Earthquake Hazards Reduction Program

¹² <https://www.washoecounty.gov/em/Hazards/Earthquake.php>

Numerous Organizations Have Defined Earthquakes and Related Liquefaction Influence on Health and Welfare

According to the University of Washington, Department of Environmental and Occupational Health Sciences, “earthquakes are sudden, unpredictable movements in the ground due to the earth’s crust releasing energy, usually as the result of tectonic plates moving along a fault or a volcanic eruption.”¹³

According to the National Institutes of Health (NIH)¹⁴ “earthquakes are among the deadliest events that can also cause mega-disasters with tens to thousands of human casualties, injured, and homeless people in earthquake-affected areas.”

According to the NIH “several factors are responsible for the high mortality and morbidity of earthquakes. They can be classified into factors related to the seismotectonic setting and the geotechnical regime of the affected area, the time of earthquake occurrence, the weather conditions during the post-disaster period, the demographic characteristics of the affected area, the social, cultural, and community characteristics, and the structural characteristics of the built environment.”¹⁵

The NIH also reports on psychological impacts of earthquakes including PTSD and depression and goes on to discuss possible communicable disease outbreaks attributable to earthquakes.¹⁶

The World Health Organization (WHO) estimates that more than 770,000 people died as a result of earthquakes from from 1998 to 2017 and more than

¹³ University of Washington, Department of Environmental and Occupational Health Sciences, *The Health Effects of Earthquakes*, 2023

¹⁴ NIH Feb. 27, 2023, *The Impact of Earthquakes on Public Health: A Narrative Review of Infectious Diseases in the Post-Disaster Period Aiming to Disaster Risk Reduction*

¹⁵ NIH, Feb. 2023

¹⁶ NIH, Feb. 2023

125 million people were rendered homeless.¹⁷ WHO also reports on other earthquake health impacts, including exposure to pollutants and toxic chemicals, including natural gas and sewage.

In protecting the health, welfare and safety of communities, the Federal Emergency Planning Agency (FEMA) suggests “conducting a risk assessment, which includes identifying potential hazards, including earthquake risks, and consequences of those hazards.”¹⁸ It’s important to understand the risk level in the planning level and take steps to mitigate those risks. In the case of earthquakes, understanding the structural geology is essential.” They go on to state that “quantifying the community risks is essential. Part of the planning process is identifying mitigation strategies.”¹⁹

In protecting the health and safety of a community, the Electric Infrastructure Security Council identifies “the first step in building resilience against earthquakes, or any other natural disaster, is having an accurate assessment of the threat. This is where performing a seismic hazards assessment becomes crucial. This process involves meticulously mapping out areas that are most vulnerable to seismic activities. Another big part of the assessment, of course, is factoring in the population density and its potential impact.”²⁰

The U. S. Geological Survey (USGS)²¹ in 1991 reported on earthquake mitigation measures employed in King County, WA to achieve effective reduction of seismic risk and to protect the health and welfare of its citizens.

“Measures employed fell into four categories:

1. Comprehensive plans that set out land use development policies;
2. Functional plans using zoning regulation that addresses allowable land uses and density;
3. Building codes

¹⁷ WHO, 2023, *Earthquakes*, <https://www.who.int/health-topics/earthquakes>

¹⁸ FEMA

¹⁹ FEMA

²⁰ EIS Council, 2024, *The Role of Strategic Urban Planning*, <https://eiscouncil.org/earthquake-resilience-urban-planning-global-unity/>

²¹ Rogers, et al, 1991

4. Zoning overlays to designate areas of enhanced earthquake risk that are used to control development where there has enhanced seismic risk.

The process relied on identification of hazardous conditions and employed the following criteria:

- proximity to active faults
- proximity to and characteristics of nearby water bodies
- thickness, character, and stratification of surficial deposits
- depth to groundwater, and
- site topography.”

Nevada’s Dr. Rich Koehler²² summarizes “earthquake and liquefaction risk in the Reno-Sparks urban area which sits within the northern Walker Lane tectonic province and is characterized by numerous active faults capable of producing large M6-7+ earthquakes and liquefaction triggering ground motions. The Truckee Meadows is a large basin extending to the south from Reno that consists of broad areas of Holocene, loose, unconsolidated deposits including river terrace and floodplain deposits, alluvial deposits, as well as wetlands and marshes. These deposits are potentially susceptible to liquefaction during large earthquakes which presents a real hazard to this rapidly developing area.” Similar conditions exist in portions Pleasant Valley, a short distance to the south.

The requirement that the “health and welfare” of Nevada’s citizens be considered in approval of tentative subdivision maps as well as final plans involves adequate identification and assessment of seismic threats including earthquakes and liquefaction.

²² Koehler, Rich D., 2023, Liquefaction Susceptibility Mapping in the Reno-Sparks urban area, Nv., NBM&G

Specific Comments on the 2024 and 2025 Westex reports

- On page 1 of the February 23, 2024 cover letter, Mr. Carter explains that one of the “primary geotechnical concerns” is related to the “presence of mapped earthquake faults that require geotechnical inspection during mass-grading.” Mass-grading and the geotechnical inspection referenced in the letter would presumably occur only after local planning and governing bodies approve the project rather than before, thus depriving these bodies of essential data necessary to make informed decisions concerning the health and welfare of Nevadans as required by statute and code.
- The 2024 and 2025 Westex reports are primarily based on geophysical studies conducted that *concentrated on soil conditions and rippability on the property*, and contain little or no up-to-date information concerning seismic activity in the area, though there is an abundance of data publicly available. The documents instead rely heavily a report prepared by civil engineer Ray Pezonella and engineering geologist Chris Betts. Their 19-year-old report is clearly outdated and was based on inadequate data when it was first written; some of the data are now nearly 50 years old. Though Pezonella suggests additional studies be conducted to evaluate faults in the subject area, Westex has not performed adequate relevant testing or literature searches to update the Pezonella report.
- The 2024 Westex geophysical report itself is only eight pages long and contains no references to outside sources. Its appendices A-H contain only sparse, outdated references to published reports about the geology and geophysics of the subject property and the surrounding area.
- Appendix A, plate 37, is a very small-scale copy of a USGS fault map, but the report contains no discussion or exploration of the faults.
- In a one-paragraph assessment on page 4 of the 2024 Geotechnical Investigation Report, the author cites a “review of geologic literature and the ‘Washoe City Folio Geologic Map’ ” produced in 1975 by Tabor and Ellen. This map is contained as Plate 4 of the report’s Appendix A. Many additional maps and geotechnical reports have been published in the

50 years since that map was produced. In fact, the NBM&G website states that the 1975 Washoe City Folio Geologic Map has been “superseded by Open-file Report 2019-04.”²³

- On page 5 of the “Updated Geotechnical Investigation Report,” the authors refer to “published literature provided by the USGS” but there is no citation.
- Also on page 5, Westex proposes “additional inspection during construction include geologic assessments of the areas mapped within the potential fault zone, such that any mitigative measures or setbacks can be provided. . . Additional trenching and/or geophysical measurements may be required depending on the subsurface features exposed during grading.”²⁴ The inspections and assessments should be conducted prior to plan approval.
- During a discussion of the area’s seismicity, the 2024 and 2025 Westex reports state²⁵:
 - “Active faults capable of generating large magnitude earthquakes have been identified within the region. Strong ground shaking associated with earthquakes should be expected to occur during the life of the project.”
 - And, referring to a 1976 report by Ryall and Douglas²⁶, “earthquake recurrence curves predict a return period of 70 to 80 years for an earthquake of Magnitude 7.0 or greater within this region. They also calculate that, on average, an earthquake of Magnitude 5.3 to 5.4 would be expected to occur regionally approximately once in 30 years. . .”²⁷ Again, this conclusion is based on nearly 50-year-old data.
 - Referring to the 2005 Pezonella report, Appendix E, Westex in 2024 and 2025 states that “previous fault trenching done by Pezonella Associates Inc. suggested that the Mount Rose Fault Zone is present, however, “specific trend and surface outcropping

²³ <https://pubs.nbm&g.unr.edu/Geologic-map-of-the-Washoe-City-p/um5ag.htm>

²⁴ Westex, February 23, 2024, Geotechnical Investigation Report

²⁵ Westex, 2024, p. 5

²⁶ Ryal, A and B. M. Douglas, 1976, *Regional Seismicity*, NBMG

²⁷ Westex, 2024, p. 5f

was not delineated. (Note: Pezonella only excavated two trenches.) Additional studies such as reflection profiles may be applied in the future to highlight specific fault trends, and subsurface displacement.” Westex goes on: “We recommend critical pipelines, aqueducts, flood channels, and roadways do not contact the fault transect” and “all occupied structures will not directly contact any of the Latest Quaternary faults within the Mount Rose Fault Zone by maintaining a 25-foot setback to any building expected to have a human occupancy rate of more than 2000 man-hours per year.”

- Question: How can the fault transect be avoided if, as stated above, the trend was not delineated? And that additional studies are warranted? And how can buildings be set back from faults that have not been identified by Westex within the Mount Rose Fault Zone?
 - Though Pezonella in 2005 referred to 1996 Nevada Earthquake Safety Council Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada, many of its requirements were not met by either the original Pezonella report or the updated 2024 and 2025 documents.
 - No references to liquefaction hazards were noted in the Westex reports, despite abundant references in geologic literature to liquefaction risk associated with seismic activity.
- Appendices 1, 2, 4, 7, 8 & 9 of this review contain references cited by other authors that would have shed light on the geological and geophysical character of the Sierra Reflections property. Thirteen of the references in Appendices 1 and 3 were available at the time of Pezonella’s research in 2005; fourteen have been published since and were presumably available to Westex in preparing the current report. (Note: there is some minor duplication between the two lists.)

- Appendix 3 of this review of Westex documents contains a list of forty participants in the Working Group on Nevada Seismic Hazards,²⁸ twenty-seven of whom are affiliated with Nevada organizations and were presumably available for consultation with the Westex personnel when it updated its report in 2024. If these experts were consulted, there is no mention of any discussions in their report.
- The USGS information relied on by Westex mentions the “Final Technical Report Earthquake Hazards Program the Washoe Shear Zone Transtensional Hypothesis, A Reconnaissance Study of Earthquake Hazard of the Washoe Shear Zone, Reno, Nevada” a 2017 report by Craig M. de Polo at the Nevada Bureau of Mines and Geology. The report is replete with references not included in the Westex reports including a hypothesis about the Washoe Shear Zone. “This study develops the hypothesis of the Washoe shear zone, a zone of northwest-striking faults that crosses western Nevada from Verdi (western Reno) to Steamboat Hills, a distance of 28 km. A possible southern extension would increase this distance to 48 km and bring the shear zone east of Carson City.”
- Appendix F, to the 2025 Geotechnical Exploration Summary, 2018, reports the company excavated nineteen test pits ranging in depth from 3 feet to 21 feet. Although the pits were excavated to assess soil conditions, no mention is made of seismic activity evidence.
- Westex on page 4 of the February 2024 report concludes that “based on the inferred age of earthquake faults and review of prior Geotechnical Investigation (Pezonella, 2005), it is our current opinion that mapped faults across the site do not require setback for the planning of the occupied/proposed structures.” Again, the Pezonella report is based on outdated information at the time and Westex’s more recent research is inadequate to support this conclusion.
- The 2024 report goes on to suggest that “additional trenching and/or geophysical measurements may be required. . .” The July 2025 Westex

²⁸ Rich D. Koehler and John G. Anderson, 2019, *Final Technical Report Working Group on Nevada Seismic Hazards*, U.S. Geological Survey Cooperative Agreement Award Number G17AC00406, Nevada Bureau of Mines and Geology Open-File Report 19-2

report again states the “specific trend and surface outcropping was not delineated. Additional studies such as reflection profiles may be applied in the future to highlight specific fault trends, and subsurface displacement.”

- There are multiple references in the 2024 and 2025 Westex reports suggesting that Westex be retained to provide services during the construction project and that geologists provide assessments during construction of the areas mapped within the potential fault zone. P. 8. Also: “geotechnical and geological inspections should be performed for any planned slopes or retaining structures.” Again, this work should be performed and reported prior to project approval.

Comments Regarding Faulting and Seismicity Conclusions in the 2005 Pezonella Report, Westex Appendix E

- Appendix E to the Westex document is a geotechnical report by civil engineer Ray Pezonella and engineering geologist Chris Betts of Pezonella Associates for World Properties, USA, conducted in 2005.
- Pezonella’s study was not amended for the 2024 and 2025 Westex reports, but was resubmitted in its original form. It relies on an incomplete study of outdated maps and reports²⁹ and contains conflicting opinions about the existence and severity of faults in the project area. For example:
 - Pezonella reports on what is predominantly a soil survey with only minor references to other reports describing area faults, their ages and seismicity. Pezonella, reports, p. 2: “we explored the subsurface soil conditions by excavating 2 trenches with a truck-mounted excavator to depths of up to about 11 feet. . .” There is no discussion of whether fault evidence was observed.
 - A brief mention of the area’s bedrock: “The bedrock material is relatively competent and stable: however, it appears to exhibit a high degree of fracturing. . .” No conclusion is offered.

²⁹ Appendices 6, 7 & 8

- Pezonella in 2005 cited the then 30-year-old Nevada Bureau of Mines and Geology geologic map dated 1975 and the Washoe City Folio Geologic Hazards map, 1978, NBM&G. He cited no more recent geologic maps that were available at the time.³⁰
- In his report, Pezonella states conflicting opinions about the faults in the project area. On page 14, he concludes “the probable last movement along the suspect faults range from possibly less than 50,000 years to less than 1 million years ago; however, 2 of the suspected faults may have been active possibly less than 10,000 years ago.” This conflicts with Pezonella, page 15: “we conclude that earthquake faults do exist across site as indicated on the referenced earthquake hazards map. Based on the reported age of these faults and results of our subsurface exploration, we believe the faults are not considered to be Holocene Active (i. e. one which has moved recently within the last 10,000 years.)”
- Again, Pezonella p. 14. “The geologic structure of the area is characterized by high angle extensional normal faults trending in a north-northeast direction.” No references noted.
- Pezonella, p. 15, recommends “detailed assessment of the fault alignments will require additional subsurface exploration (i. e. trenching.)” Westex 2024 in Appendix F reports on the nineteen trenches it excavated, however, there is no mention that they evaluated the faults.
- Pezonella, p. 16 refers to work by dePolo and others dated 1997 which discusses the Mount Rose Fault Zone and states that “the Nevada Seismological Laboratory indicates an earthquake of magnitude 7.1 is possible along this fault zone.” dePolo and others including Koehler and Anderson have generated additional

³⁰ Appendices 6, 7 & 8

- data from 2017 and 2019³¹.³² ³³ ³⁴ Although available, these reports are not mentioned in the Westex 2024 filing.³⁵
- On page 19 of his report, Pezonella states: “from a geotechnical engineering standpoint, the site is suitable for its intended use,” but goes on to express that his primary concerns “are . . .the steepness of slopes, the presence of earthquake faults. . .” and on page 25 concludes: “faults in the region are capable of generating strong earthquakes and strong ground shaking associated with earthquakes should be expected to occur during the life of the project.
 - Pezonella, p. 21 again concludes “detailed assessment of the fault alignments will require additional subsurface exploration (i. e. trenching).” And though Westex performed additional trenching, they did not evaluate or report on the fault system via those trenches.
 - Pezonella, p. 25 “. . .faults in the region are capable of generating strong earthquakes and strong ground shaking associated with earthquakes should be expected to occur during the life of the project.”
 - Pezonella, Plate No. 10 – Regarding the 1978 Geologic Hazards map from the Nevada Bureau of Mines and Geology Washoe City Folio that shows several faults described as “last movement . . .possibly less than 10,000 years ago.”

³¹dePolo, Craig, 2017, *The Washoe Shear Zone Transtensional Hypothesis, A Reconnaissance Study Earthquake Hazard of the Washoe Shear Zone*, Reno, Nevada, Nevada Bureau of Mines and Geology

³² dePolo, Craig, 2017

³³ Koehler, 2019

³⁴ Briggs, R.W. and Hammond, W.C., 2011, *Evaluation of geodetic and geologic datasets in the Northern Walker Lane-Summary and recommendations of the workshop*: U.S. Geological Survey Open-File Report 2011-1282m

³⁵ Koehler, 2019

Conclusions from the 2019 Koehler and Anderson Report³⁶

- The 2019 report by Koehler and Anderson³⁷ resulted from studies by a large working group of forty scientists charged with estimating seismic hazard in the Reno-Carson-Lake Tahoe region.
- Wolterbeek³⁸ describes the group as one which “combined decades of data and the latest technology to study the Walker Lane, an approximately 1000-kilometer corridor riddled with hundreds of earthquake faults. . . the group at the University is relatively rare, as it includes expertise that analyzes fault zones at three different time scales from tens of millions of years to the past approximately two million years to the present.”
- Wolterbeek continues: “In essence, the University team combines the most modern fieldwork techniques with the latest technologies such as satellites, LIDAR and computer simulations.”
- One of its conclusions is that “the sources of potentially large earthquakes in the Reno-Carson-Lake Tahoe (region) appear well-defined. Significant sources proximal to the region include the major normal faults of Carson and Washoe Valley. . .”³⁹ **The Westex reports do not cite these conclusions.**
- The Koehler report begins by mentioning that Nevada is the third most tectonically active state in the nation. It refers to 20th century Nevada earthquakes and concludes that “these earthquakes, as well as widely distributed smaller earthquakes throughout the state demonstrate that the seismic hazard of the region is high. . . Seismic hazard in western Nevada is characterized by two main tectonic elements, the Walker Lane Belt and the Basin and Range extension.”⁴⁰ The project area lies within the Walker Lane Belt. Koehler and Anderson conclude that the Mount Rose, Genoa, East Carson, Little Valley faults within the Walker

³⁶ Rich D. Koehler and John G. Anderson, 2019, *Final Technical Report Working Group on Nevada Seismic Hazards*, U.S. Geological Survey Cooperative Agreement Award Number G17AC00406, Nevada Bureau of Mines and Geology Open-File Report 19-2

³⁷ Koehler and Anderson, 2019

³⁸ Wolterbeek, Mike, 2020

³⁹ Koehler and Anderson, 2019

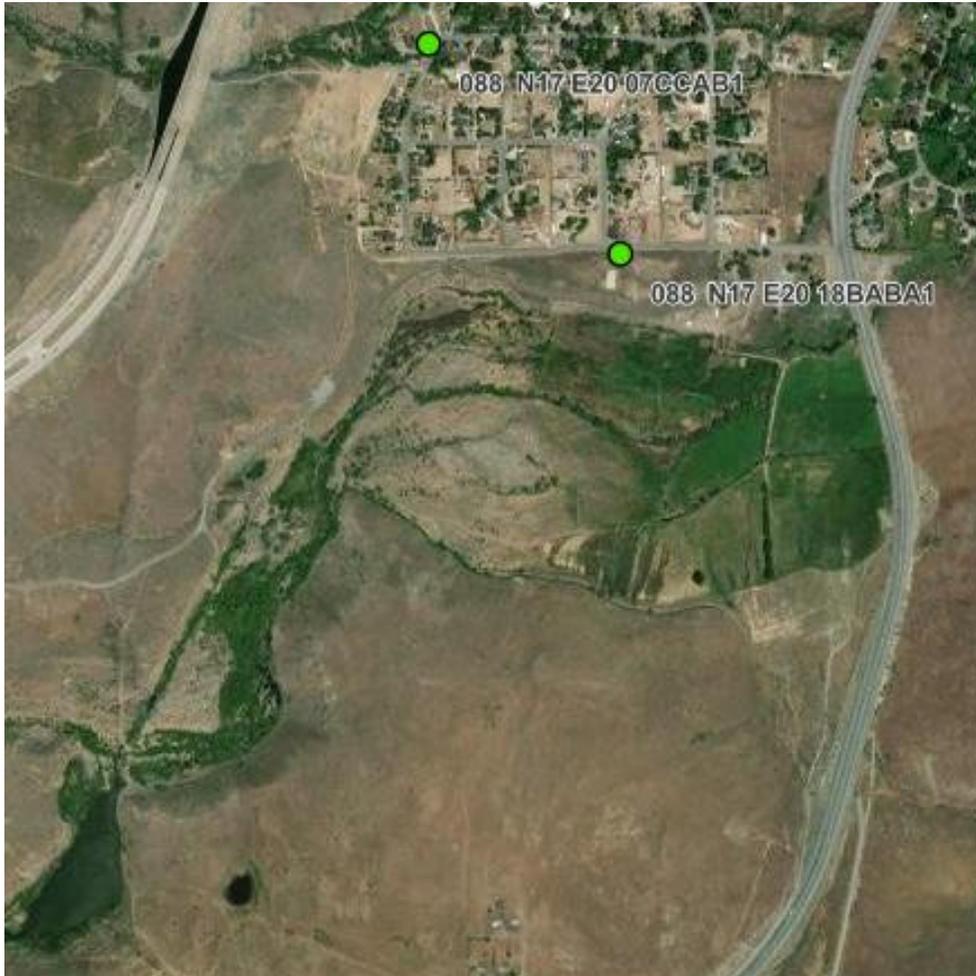
⁴⁰ Koehler and Anderson, 2019

Lane Belt. . . “are in close proximity to Reno and warrant further study to better characterize fault parameters.”⁴¹

- Beginning on page 8, Koehler and Anderson, 2019, cite fifteen relevant references that are not cited by Westex. Ten of these references are dated prior to the Pezonella report and should have been consulted by Pezonella; the remaining reports are dated post-2005. Westex should have investigated them.
- On page 5 of the 2024 Westex report: “Based on published literature provided by the USGS, Latest Quaternary earthquake faults are mapped across the site and can be viewed on Plate 37. USGS data indicate that the Mount Rose fault zone is less than 15,000 years old and based on published fault descriptions, has not experienced recent movement within the last 11,700 years.” However, the bulk of the references cited by the USGS at the above site date from the 1960s-1990s and do not include a reference to:
 - Koehler and Anderson, 2019, which concluded “while these earthquakes have all fortunately been relatively removed from major population centers, these earthquakes, as well as widely distributed smaller earthquakes throughout the state demonstrate that the seismic hazard of the region is high,” and that “for northern Nevada: better characterization of the geometry of faults beneath Reno (dip, subsurface relationships, etc.) is needed. This would be best addressed by a coordinated team approach using geology, seismology, geophysics, and geodesy. The Mount Rose, Genoa, East Carson, Little Valley faults, and faults of the North Valleys are in close proximity to Reno and warrant further study to better characterize fault parameters.”

⁴¹ Koehler and Anderson, 2019, p. 7

Figure 1
Aerial Photo of a Portion of the Sierra Reflections Project Area



Comments on the 2017 dePolo report

- De Polo concludes that “earthquake magnitude estimates for individual faults within the zone range from M5.6 to M6.3. If the north half of the shear zone failed, the potential magnitude is estimated to be M6.7. If the entire known extent of the shear zone failed, the estimate is M7.0.”⁴²
- The de Polo 2017 report, beginning on page 75, lists thirty-one relevant references.⁴³

Comments on Lee Liberty Report Not Cited by Westex⁴⁴

- Liberty⁴⁵ compiled seismic reflection profiles of a portion to the Mt. Rose fault zone which “extends from the east flank of the northern Carson Range into the Reno metropolitan area.” His 2010 report puts forth data from other studies, one of which postulates that “assuming the complete 38 km length of the(Mt. Rose) fault were to rupture during an earthquake, empirical measurements suggest a M6.7 earthquake would result.” Again, Westex had the opportunity to review this report, but does not cite it. The Liberty report cites twelve references available to Westex, but not cited.

⁴² DePolo, Craig M, 2017, *The Washoe Shear Zone Transtensional Hypothesis, A Reconnaissance Study Earthquake Hazard of the Washoe Shear Zone*, Reno, Nevada, Nevada Bureau of Mines and Geology

⁴³ dePolo, 2017

⁴⁴ Liberty, Lee, 2010, *Seismic reflection imaging of the Mount Rose fault zone, Reno, Nevada*, Department of Geosciences Boise State University

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Appendix 3

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- Merrily Graham—AEG Great Basin Chapter
- Ryan Gold—U.S. Geological Survey

⁴⁷ Koehler and Anderson, 2019

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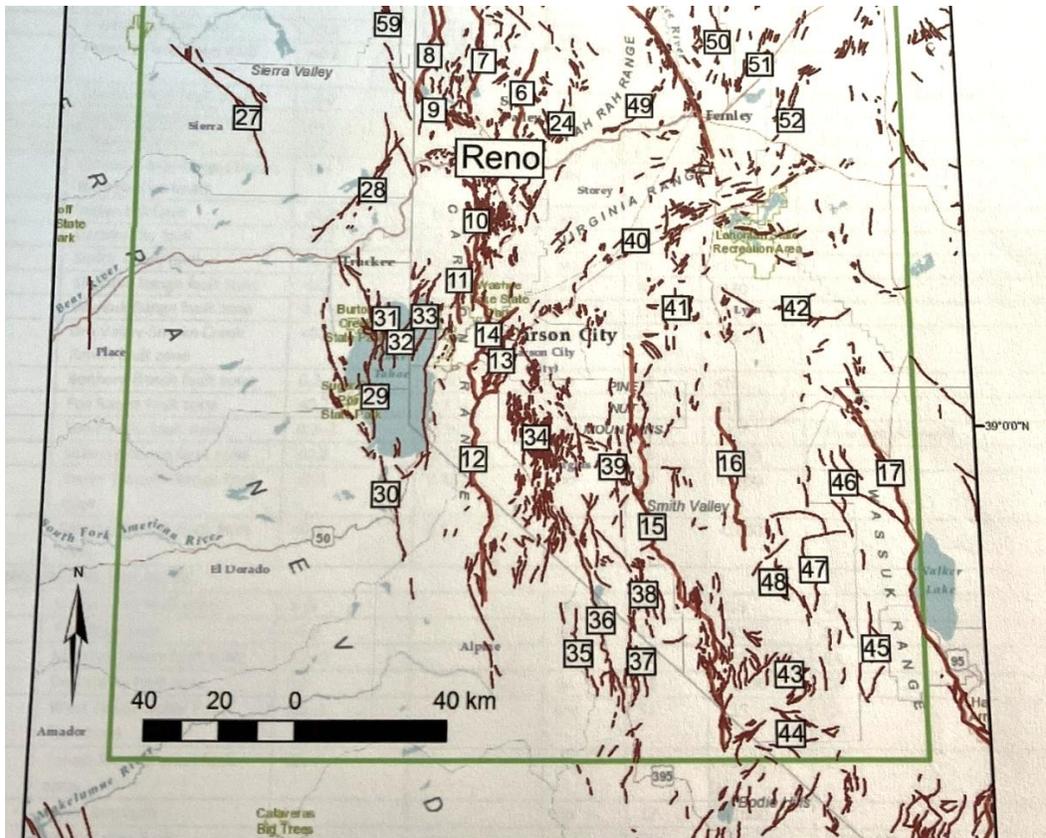
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Appendix 5⁴⁹

Map of the Reno-Carson City-Lake Tahoe focus area showing faults included in the National Seismic Hazard model (bold red lines) and active faults from the National Quaternary Fault and Fold Database (thin maroon lines) 1975

Fault #10 is identified in this map as the Mt. Rose Fault Zone.⁵⁰



Map of the Reno-Carson City-Lake Tahoe focus area showing faults included in the National Seismic Hazard model (bold red lines) and active faults from the National Quaternary Fault and Fold Database (thin maroon lines). Fault numbers correspond to Table 1.

⁴⁹ Koehler and Anderson, 2019

⁵⁰ Koehler and Anderson, 2019

Koehler and Anderson 2019, Table 1, refers to Figure 2, map of the Reno Carson City area.png

Table 1. Faults within the Reno focus area.

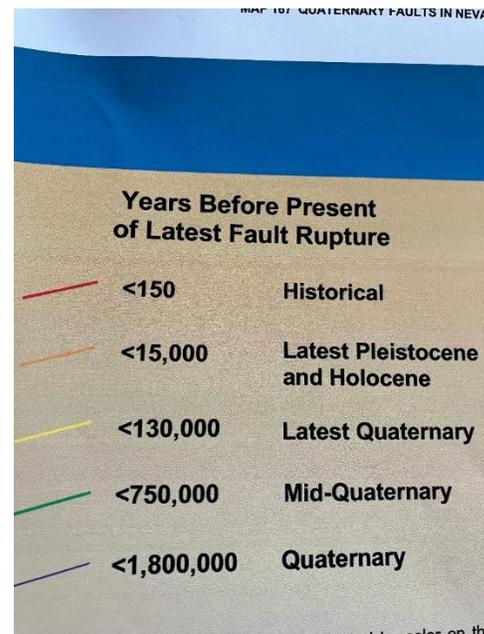
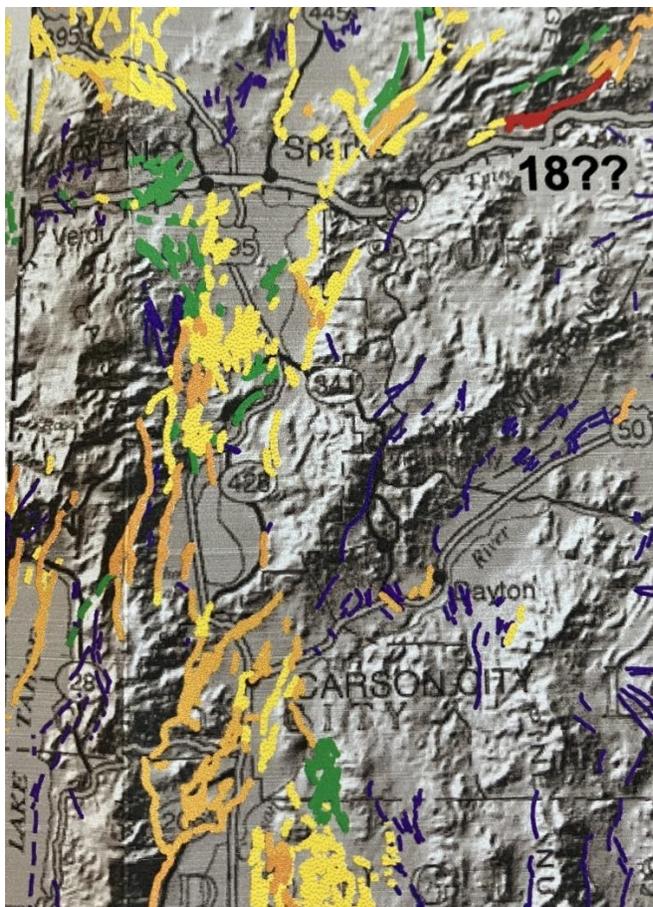
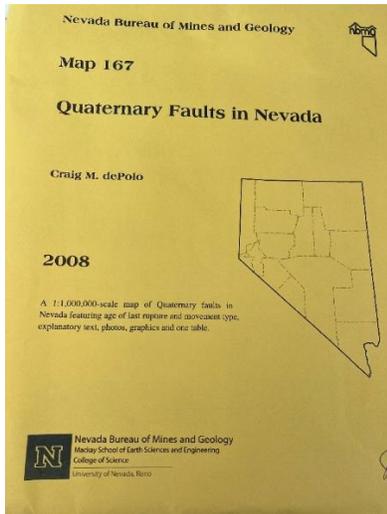
Fault number	Fault name	geologic slip rate (mm/yr) QFF	Geologic slip rate (mm/yr) NSHM	Timing data	length (km)	Most recent activity	Comment and score based on qualitative criteria defined in this presentation.
INCLUDED IN NSHM							
1	Pyramid Lake fault zone	1-5	2	Yes	77	<15	
2	Eastern Pyramid Lake/Lake Range fault zone	<0.2	0.131	no	44	<130	
3	Nightingale Mountains fault zone	<0.2	0.131	no	35	<1600	
4	Granite Springs Valley fault zone	0.2-1	0.261	yes	50	<15	
5	Warm Springs Valley fault zone	<0.2	0.5	yes	70	<15	
6	Spanish Spings Valley fault zone	<0.2	0.131	no	23	<15	
7	Freds Mountain fault	<0.2	0.131	yes	28	<130	
8	Petersen Mountain fault	<0.2	0.131; 0.065	no	25	<130	
9	Peavine Peak fault zone	<0.2	NA	yes	15	<15	
10	Mount Rose fault zone	1-5	1.958	yes	38	<15	
11	Little Valley fault	0.2-1	0.261	yes	17	<15	
12	Carson Range-Kings Canyon fault (Genoa fault)	1-5	2.61	yes	36	<15	
13	Indian Hill fault	<0.2	0.131	yes	8	<15	
14	Carson City fault	<0.2	0.131	yes	16	<15	
15	Smith Valley fault	<0.2-1	0.326	yes	96	<15	
16	Sierrita Range fault zone	<0.2	0.131	no	40	<130	

1520 x 1080 284.3 KB

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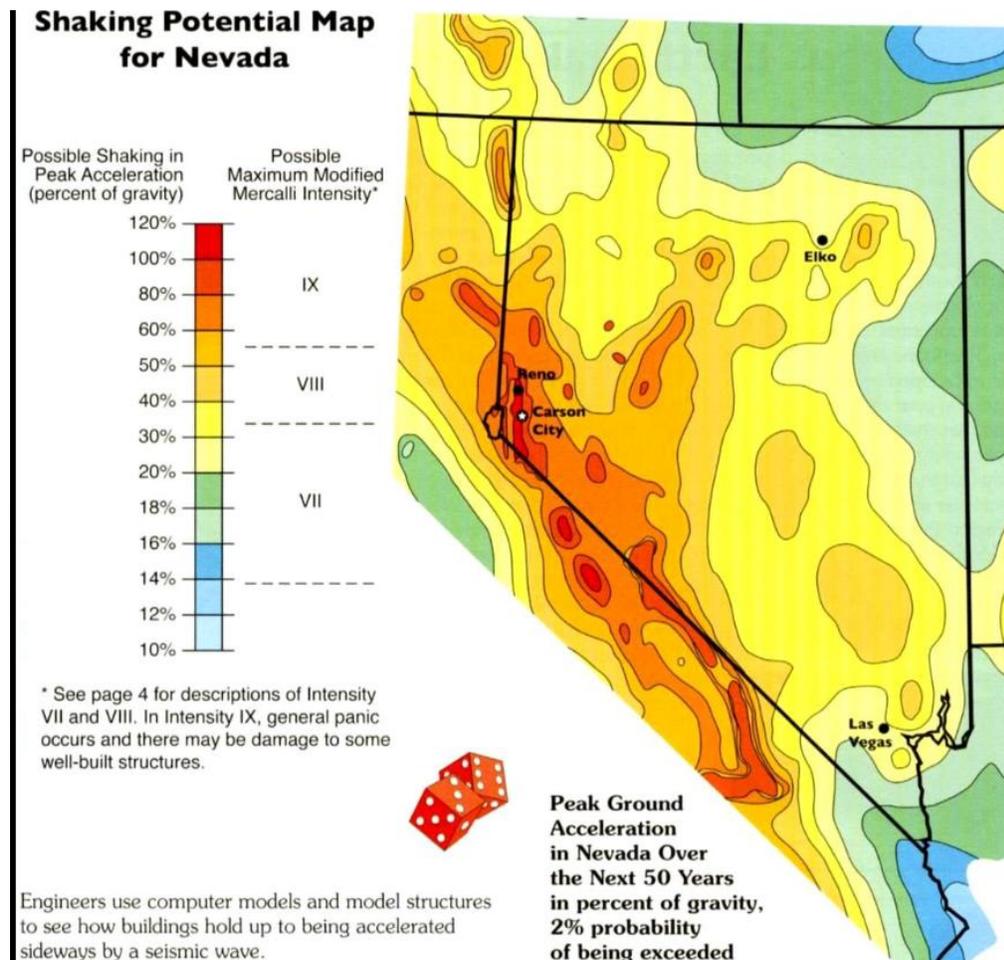
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Appendix 6⁵¹
Quaternary Faults in Nevada - 2008



⁵¹ dePolo 2008

Appendix 6A, From 2008 USGS National Seismic Hazard Map



Appendix 7

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⁵² Pezonella, 2005

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Appendix 10

Richard D. Koehler Brief Biography and Publications



Rich D. Koehler

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Education

- PhD, University of Nevada, Reno, 2009
- MS, Humboldt State University, 1997
- BA, University of California, Santa Cruz, 1992

Areas of Expertise

- Neotectonics, paleoseismology, earthquake geology
- Quaternary geology, stratigraphy, geomorphology, soils
- Engineering geology, geologic hazard assessment
- Seismic source characterization
- Extensive field experience in Nevada, California, and Alaska

Professional Work Experience

- Associate Professor (2021-date), Assistant Professor (2015-2020), Nevada Bureau of Mines and Geology, University of Nevada
- Senior Earthquake Geologist, State of Alaska, Dept. of Geological &

Geophysical Surveys(2009-2015)

- Research Assistant, Center for Neotectonic Studies (2004–2009)
- William Lettis & Associates, Inc., Walnut Creek, CA, Project Geologist (1999–2004)
- US Geological Survey, project paleoseismologist, Puget Sound, WA (1998–2003)

Additional Information

A full list of publications, abstracts, technical reports (NEHRP), and other pertinent information can be found in my cumulative resume [here](#).

A shortened curriculum vitae can be downloaded [here](#).

Selected Publications

- *indicates student working under my direction

*Pierce, I. and **Koehler, R.D.**, (2023), 3D paleoseismology from iOS lidar and Structure from Motion photogrammetry: a case study on the Dog Valley fault, California, *Seismica*, 2(1)<https://doi.org/10.26443/seismica.v2i1.208>.

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Tsunami inundation publications

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- Hammond, W.C., Blewitt, G. and Kreemer, C., 2011, *Block modeling of crustal deformation of the northern Walker Lane and Basin and Range from GPS velocities*: Journal of Geophysical Research-Solid Earth Volume: 116 Article Number: B04402 Published: APR 7 2011.

¹ There may be some duplication

² Koehler and Anderson, 2019

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- Koehler, R.D., and Anderson, J.G., 2019, 2018 *Working Group on Nevada Seismic Hazards, February 5-6, 2018 – summary and recommendations of the workshop*: Nevada Bureau of Mines and Geology Open-File Report 19-2
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From: [Kathryn Nelson](#)
To: [Roman, Brandon](#)
Subject: Fwd: Regarding WTM24-001 (Sierra Reflections) and WSUP25-0019 (Sierra Reflections Infrastructure)
Date: Monday, January 5, 2026 6:38:44 PM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Sent from my iPhone

Begin forwarded message:

From: reedwilliams
Date: January 5, 2026 at 4:51:48 PM PST
To: reedwilliams
Subject: Regarding WTM24-001 (Sierra Reflections) and WSUP25-0019 (Sierra Reflections Infrastructure)

Dear Commissioner,

I urge you to reject both WTM24-001 (Sierra Reflections) and WSUP25-0019 (Sierra Reflections Infrastructure). As you will hear during tomorrow's Planning Commission meeting, there are so many reasons to not approve these. I wish I was able to be present at the meeting, but I do want you to know I am yet another one who opposes these. Thank you.

Reed Williams

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17/25	Angelica May		1555 Brenda Way	angielcivan326@gmail.com
2	9/17/25	William May		1555 Brenda Way	potbellwill@gmail.com
3	9/17/25	Anne Hoffman		5 Silver Saddle Ct	Anne@AnneHoffman.com
4	9/17/25	LYNNE CARLSON		9 Silver Saddle Ct.	lynnec@carlson.biz
5	9/17/25	Sylvia Hugdal		4310 Gardner Ln	shugdal@gmail.com
6	9/19/25	Linda Harrison		395 US 395 S	shoponly395@aol.com
7	9/19/25	Linda Miller		355 Esmeralda Dr	washoevinds.wanch@gmail.com
8	9/19/25	Marisameade		355 2440 Chukar Dr	marisameade@yahoo.com
9	9/19/25	Josh Laking		315 Little Washoe Dr	addataachof@char.net
10	9/19/25	Cynthia Laking		"	"
11	9/19/25	Sharon K. Terry		35 Cottontail Lane, Washoe Valley	sharonterry@gmail.com
12	9/19/25	Chr Melton		13805 Rancho Verde Dr.	nottem49@gmail.com
13	9/19/25	William Melton		13805 Rancho Verde Dr	nottem49@gmail.com
14	9/19/25	Marla Kimpton Harris		345 Flicker Cir. Washoe Valley	melharris@char.net
15	9/19/25	JAMES J FURLONG		1465 BRENDA WAY S.C. NV.	

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/16/25	Lisa K Whitlock	<i>Lisa Whitlock</i>	3650 Lyon Ln. Washoe Valley	lisandean@sbccglobal.net
2	9/16/25	LEIGH LUNT	<i>Leigh Lunt</i>	3770 Churchill (De Washoe V)	KACHWATWHL@charter.net
3	9-16-25	SHEILA LONG	<i>Sheila Long</i>	3500 LYON LN WASHOE VALLEY	SL.SBD@Charter.net
4	9-16-25	William Ackermann	<i>William Ackermann</i>	2365 Eastlake Blvd. Washoe Valley	Wackermann3rd@hotmail.com
5	9-16-25	Diana Jones	<i>Diana Jones</i>	2365 Eastlake Blvd Washoe	dianajones76@hotmail.com
6	9/16/25	Michelle Wilde	<i>M Wilde</i>	1525 Brenda way	MichelleD333@galnet
7	9-16-25	DARREN HUGHES	<i>D Hughes</i>	3390 WHITE PINE DR	
8	9/16/25	Bob Wilde	<i>B Wilde</i>	1525 Brenda way washoe	BW.WLDSE@gmail.com
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10	9/16/25	Elaine Martin Elaine Martin	Elaine Martin <i>Elaine Martin</i>	505 Oro Loma Rd Washoe Valley	ecm505@sbccglobal.net
11	9-17-25	Valerie Williams	<i>Valerie Williams</i>	3010 Lyon Ln, Washoe Valley	wvalerie76@gmail.com
12	9/17/25	JAMES FOLDEN	<i>James Folden</i>	168 Peponita Court, Washoe Valley 89704	j.folden@yaho.com
13	9-17-25	Lisa Folden	<i>Lisa M. Folden</i>	168 Peponita Crt Washoe Valley 89704	Lisafolden5@gmail.com
14	9-17-25	PAUL C TEGLIA	<i>Paul C Tegli</i>	6399 ENCHANTED VALLEY DR 89523	Paul.teglia@yahoo.com
15	9-17-25	Teri Lensing	<i>Teri Lensing</i>	170 E. Coyote Dr. Washoe Valley 89704	tbelle9394@charter.net

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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Date	Name (Print)	Signature	Address	E-mail Address
8/25/25	Patricia Stewart	<i>Patricia Stewart</i>	91 Bennington Ct. Reno 89511	pstewart328@gmail
8/25/25	Sharon Genix	<i>Sharon Genix</i>	212 Waterman Ct Reno 89511	sogenix1014@gmail.com
8/25/25	Pete Genix	<i>Pete Genix</i>	212 Waterman Ct Reno 89511	pete.genix@gmail.com
8-28-25	Kathleen Downen	<i>Kathleen Downen</i>	192 E Marchmont Ln Reno NV 89511	ktdownen@gmail.com
8/29/25	Craig Downen	<i>Craig Downen</i>	192 E. Marchmont Ln, Reno 89511	getdownen@gmail.com
8/29/25	Zachary Downen	<i>Zachary Downen</i>	192 E. Marchmont Ln, Reno NV 89511	Zackdownen@yahoo.com
8/31/25	Vicky Griffin	<i>Vicky Griffin</i>	28 Bennington Ct. Reno NV 89511	vickygriffin19@gmail.com
8/31/25	DIRK FORRETTE	<i>Dirk Forrette</i>	91 BENNINGTON CT RENO 89511	DFORRETTE@comcast.net
9/1/25	Christine Cox	<i>Christine Cox</i>	138 Kingwood Ct, Reno 89511	chris@amplitude.com
9/1/25	Jeanne Rodgers	<i>Jeanne Rodgers</i>	135 Waterford Ct.	jeanne Rodgers@charter.net
9/1/25	WILLIAM RODGERS	<i>William Rodgers</i>	135 WATERFORD CT, RENO, NV 89511	w.s.rodgers@charter.net
9/1/25	Daniel Rodgers	<i>Daniel Rodgers</i>	135 Waterford Ct, Reno, NV 89511	danielrodgers@gmail.com
	Mark Zinner	<i>Mark Zinner</i>	210 Marchmont Court, Reno NV 89511	mzinner@comcast.net
10/8/25	Marti Winslow	<i>Marti Winslow</i>	15055 Tourmaline Dr. Reno, NV 89521	MTWINSLOW4@stglobal.net
10/8/25	Patricia Kelly	<i>Patricia Kelly</i>	345 Taurus Circle	drwan1127@stglobal.net

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	Date	Name (Print)	Signature	Address	E-mail Address
1	7/23/25	P.A. Whitney		226 S. Earldham Ct	pawhitney325@gmail.com
2	7/24/25	Aly Dennis		225 S. Earldham Ct.	alydennis1@gmail.com
3	7/24/25	Keith Dennis		225 S. Earldham Ct	Keith@six8.jp
4	7/25/25	KEVIN HUNT		222 N. EARLDHAM CT	KEVINHUNT@AOL.COM
5	7/25/25	SUSAN HUNT		222 N. EARLDHAM CT	KANDSHUNT@AOL.COM
6	7/25/25	Samantha Hudson		206 Marchmont Ct	hudson_sam@yahoo.com
7	7/25/25	Kim LAYTON		228 So EARLDHAM CT	KAL_JAL@HOTMAIL.COM
8	7/25/25	Judy Layton		228 S. Earldham CT	Kal_jal@hotmail.com
9	7/26/25	Earl Whitney		226 S. Earldham Ct	earlwhitney@hotmail.com
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12	7/29/25	Robert Kennedy		220 N. EARLDHAM CT.	robertlee.kennedy@gmail.com
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14	8/12/25	Liz Long		224 S. Earldham Ct.	longrliz@gmail.com
15	8/12/25	Ron Long		224 S. Earldham Ct.	longronliz@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	08-14-2025	DOUGLAS HOWE	<i>[Signature]</i>	13345 GOLDMAN DR, RENO, NV 89511	D2140024@gmail.com
2	08-14-2025	Carla Howe	<i>[Signature]</i>	13345 GOLDMAN DR, RENO, NV 89511	clhowe44@att.net
3	8/19/25	ALENE KERR	<i>[Signature]</i>	22 ST A Lincolnway, Reno, NV 89521	Parker45@comcast.net
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1	10/28/25	Sue Cullen	<i>Sue Cullen</i>		CullenSusan@gmail.com
2	10/29/25	Carol A. Brown	<i>Carol A. Brown</i>		000152FORD@YAHOO.COM
3	10/30/25	Cindy Stephens	<i>Cindy Stephens</i>	Washoe Valley	CS Stephens Consultant @ outlook.com
4	10/30/25	Sarah Riggsby	<i>Sarah Riggsby</i>	Washoe Valley	Sararigc86@gmail.com
5	10/31/25	Jenna Lundemo	<i>Jenna Lundemo</i>	Washoe Valley	Lundajennam@gmail.com
6	11/8/25	Ronnie J. Solaro	<i>Ronnie Solaro</i>	Dalena	rsolaro@att.net
7	11/5/25	Mary Ann R. Leynes	<i>Mary Ann R. Leynes</i>	487 Corvallis Ct. 89511	mleynes@mac.com
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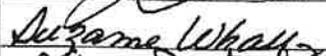
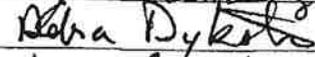
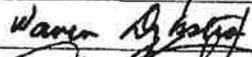
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Date	Name (Print)	Signature	Address	E-mail Address
1 9/27	DAVID HASS		2945 Eagle St	lonewolfang@hotmail
2 9/27	CARIE HASS		2945 EAGLE ST	carrie71705@hotmail
3 9/27	Spencer Buelna		11050 Longview Ln	spencerbuelna@gmail.com
4 9/27	Suzanne Whalley		4870 FRECKLES CT	TWIN-STAR@msu.com
5 9/30	Debra Dykstra		5420 Menagerie Ave Reno	H20W1221@verizon.net
6 9/30	Warren "		" "	" "
7 9/30	Dede Stevens		3250 Clark Dr Washoe, 89709	dedestevens7@gmail
8				
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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/20/25	KATHY LISTON	<i>Kathy Liston</i>	2980 WHITE PINE DR.	ZKATMANDU@AOL.COM
2	9/20/25	Heather Boegle	<i>Heather Boegle</i>	4940 Freckles Ct	hbboegle@gmail.com
3	9/20/25	JASON BOEGLE	<i>Jason Boegle</i>	4940 Freckles Ct	jcboegle@gmail.com
4	9/23/25	Sandra Sullivan	<i>Sandra Sullivan</i>	20690 Eaton Rd	quitsandi@gmail.com
5	9/24/25	Carolyn Proctor	<i>Carolyn Proctor</i>	175 West Guffey Drive 89704	Kmozart16@gmail.com
6	9/24/25	Brandon Proctor	<i>Brandon Proctor</i>	175 West Guffey Drive 89704	Bjaxon9318@gmail.com
7	9/25/25	Bret Leary	<i>Bret Leary</i>	785 Andrew Lane 89521	bleary3@gmail.com
8	9/25/25	Emily O'Dean	<i>Emily O'Dean</i>	785 Andrew Lane 89521	emily.odean70@gmail.com
9	9-25-25	Erin Lehman	<i>Erin Lehman</i>	1945 Brenda Way - 89704	eringlehman674@gmail.com
10	9/25/25	MARY WORSUNY	<i>Mary Worsuny</i>	2905 Lakeshore Dr.	m-emworsy@kw.com
11	9/26/25	LINDA FULTON	<i>Linda Fulton</i>	225 SUNSET SPRINGS LN, 89441	N/A
12	9/26/25	Michelle Mann	<i>Michelle Mann</i>	3170 Holly Ln 89704	mmann1816@charter.net
13	9/26/25	Jenny Krall	<i>Jenny Krall</i>	3065 Eastlake Blvd 89704	N/A
14	9/26/25	ERIC YOUNT	<i>Eric Yount</i>	4730 GILES WAY 89704	eyount1@sbcglobal.net
15	9/26/25	Elizabeth For	<i>Elizabeth For</i>	3255 Rushmore Ln 89704	liz.ford9@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/4	Sue Vantres		520 Valley R	Suedrive@gmail.com
2	10/4	Vikki Lockhart		2065 Rabbit Dr. WV NV 89704	Vaqueravikki@yahoo
3	10-4	John Cotugno		370 W. Coyote Dr.	jcotugno2@gmail.com
4	10-6	Ryan Sanders		20450 Cooke Dr	rsanders19@hotmail.com
5	10-7	Astrid Winterberg		5395 Goldenrod Dr.	astridabw@icloud.com
6	10/8	CLAREAS DUDLEY		2450 CHIPMUNK DR	
7	10-8	JUDY DUDLEY		2450 Chipmunk Dr.	judydudley@gmail.com
8	10-8	ROBYN ALBAECK		4720 Giles Way Washoe Valley NV	ralbaeck@yahoo.com
9	10-8	Jennifer Urroz		2240 Beaver Dr. Washoe Valley	urrozcjs@AZ
10	10-9	LAURRAINE RIMBEY		3015 Hawk St., Washoe Valley	RIMBEYLAURRAINE@GMAIL
11	10/11	NORINE SUYERSON		2345 Buckskin Dr W.V.	
12	10/13	Steven Meyer		3040 Kauffmann Ct WV	
13	10/13	Lisa Meyer		3040 Kauffmann Ct WV	
14	10/14	Robert Wenzel		2140 East Lake Blvd, WV	bwenzel@t.ter.com
15	10/16	Craig Fernandez		165 Esmeralda Dr	vpad775@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
10/16/25	Brian Peterson	Brian Peterson	165 esmeralda dr. E	Brian.peterson830@yahoo
10/18/25	DANNA SARTAIN	Danna Sartain	4300 DRAKE WAY WASHOE NV	naoleboy45@hotmail
10/18/25	MICHAEL SARTAIN	Michael Sartain	" "	" "
10/17/25	Jen Santos	Jen Santos	215 Nielson Road Reno	Steamboatstables@gmail.com
10/20/25	Karon Citter	Karon Citter	445 Puma Dr Washoe Valley NV	karonandchris@charter
10/20/25	Vada Hubbard	Vada Hubbard	430 Flicker Circle Washoe Valley NV	7dragons7@gmail.com
10/22/25	Christina Coburn	Christina Coburn	1095 Dunbar Dr. Washoe Valley NV	Chrusee@gmail.com
10/22/25	TODD COBURN	Todd Coburn	1095 DUNBAR DR WASHOE VALLEY	gamersgetdirty@yahoo.com
10/22/25	CHARLAYNE COBURN	Charlayne Coburn	3837 PERSHING WASHOE VALLEY	MONCOBURN46@GMAIL
10/23/25	Kate Potter	Kate Potter	4265 Gander Lane	whitppaper09@charter.net
"	Don Potter	Don Potter	" " "	" "
10/24/25	Beverly Horn	Beverly Horn	3230 Churchill Dr.	hospitality1@yahoo.com
10/24/25	Chelsea White	Chelsea White	3195 Churchill Dr	C.ingwhite@yahoo.com
14				
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Date	Name (Print)	Signature	Address	E-mail Address
8-2-25	Elena Sullivan		2620 Castle Peak Rd 89521	elena@vrchr.net
8-2-25	ESTELLE JORGENSEN		21870 ADOBE RD 89521	estelle.jorgensen@gmail.com
8-2-25	Phil Ruess		4090 WHISKEY FANT RD 89521	OTTODOLIBSO@GMAIL.COM
8-2-25	Donna Fralick		2185 Lakeshore Dr EC 89704	donna.rpt.1@gmail.com
8-2-25	Anna Vivian		1725 Brenda Way 89704	avivian7911@gmail.com
8/2/25	Richard Hale Feld		325 Flicker Cuck, New Washoe City 89704	
8/2/25	Wyatt Brummer		20 sunbeam Ln 89521	Wyatt.Brummer@icloud.com
8/2/25	Garrett Dockins		22833 Carriage Drive 89521	Garrett.Dockins@icloud.com
8/29/25	Heather Reich		4345 Eastlake Blvd, 89704	hreich76@gmail.com
8/29/25	Derek Reich		4345 Eastlake Blvd	" " " "
8/29	Raelena Valenzuela		4517 Park Rose Circle 89502	raelenavalenzuela@icloud.com
8/106	Diana Lypton		2075 Lakeshore Dr. NV	diana.lypton@gmail.com
9/106	Mike Perry		2075 LAKE SHORE DR NV	Mike.Perry.Reactor@gmail.com
14				
15				

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Date	Name (Print)	Signature	Address	E-mail Address
11/25	Kirsten Olson	<i>[Signature]</i>	387 Sorensen Drive Reno, NV 89521	krazyk@comcast.net
11/25/25	Ashley Kemp	<i>[Signature]</i>	290 Coit Way Washoe Valley	mskemp52@comcast.net
11/25/25	Terrance Rosen	<i>[Signature]</i>	3225 S. Virginia St. Washoe Valley	terence.rosen@comcast.net
11/24/25	Dominic Koenig	<i>[Signature]</i>	161 S. Main St. Washoe Valley	dominic.koenig@comcast.net
11/24/25	Terrance Rosen	<i>[Signature]</i>	1745 Broadway Washoe Valley 89509	terence.rosen@comcast.net
11/24/25	Anna Mendenhall	<i>[Signature]</i>	700 Oak Lane Washoe Valley 89509	anna.mendenhall@comcast.net
11/24	Scott Betz	<i>[Signature]</i>	1455 Lumber Way, Washoe Valley	gsottbetz@comcast.net
11/24	Keith Lust	<i>[Signature]</i>	7000 Churchill Dr, Washoe Valley	keith.lust@comcast.net
11/24	Dave Mendenhall	<i>[Signature]</i>	5100 Nye Dr. Washoe Valley	dave.mendenhall@comcast.net
11/24	Maureen Smith	<i>[Signature]</i>	1425 S. Coit Way Washoe Valley	
12/5	Steven Bell	<i>[Signature]</i>	500 Arroyo Creek #113 Reno NV 89501	stbell@comcast.net
12/5	Chris Watts	<i>[Signature]</i>	405 Old Hope Rd Washoe Valley NV	chris.watts@comcast.net
12/5	Dave Mendenhall	<i>[Signature]</i>	3375 Eastlake Blvd #6 W. NV 89704	dave@ephorus.com
12/5	Brianna Mendenhall	<i>[Signature]</i>	5375 Eastlake Blvd #6 W. NV 89704	
12/5	Bob March	<i>[Signature]</i>	2225 S. Virginia St. Washoe Valley	

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Date	Name (Print)	Signature	Address	E-mail Address
11/7/25	Megan Stockwell		1370 Dunbar Cir Washoe Valley NV	megstockwell@yahoo
11/7/25	Stefano Biase		1370 Dunbar Cir Washoe Valley NV 89704	S.Biase@yahoo.com
11/11/25	Carol Adams		2456 Khawis Pl Reno NV 89521	caroladams@comcast.com
11/11/25	Barbara Schulte		7114 into the woods 142	
11/11/25	Piper Schulte		286 W. Coyote Dr 89704	pps3lawame.com
11/14/25	Justin Wyck		286 W. Coyote Dr 89704	piper@piperschulte.com
11-15-25	Robert Whit		2180 Foster Blvd Washoe Valley NV 89704	rwytch@yahoo.com
11-15-25	Alan Nosal		3195 Churchill St. Washoe Valley NV 89520	isidrog@yahoo.com
11-17-25	Monica Frank		60 Camino Way Reno NV 89521	
11/17/25	Andrea Peratt		11710 S. Leaning Pl. Washoe Valley, NV 89704	
11/17/25	Simon Perkins		1301 Starbuck St Apt 10 Reno NV 89503	andrea.peratt@ccgma.com
11/20/25	CARL ADAMS		1301 Starbuck St Reno NV 89503	Perkins201@gmail.com
11/22/25	Katrina Penman		3020 Cassell Blvd Reno NV 89509	
11/25/25	Monette Chason		3630 Pershing Lane Washoe 89704	Katrina@washoe.com
			287 Summit Drive 89521	monette@monettechason.com

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Date	Name (Print)	Signature	Address	E-mail Address
12/10	K. Harris Braden	[Signature]	11322 1/2 Lake Washoe, NV	bradenabsolutely@gmail.com
12/10	Kevin Sullivan	[Signature]	3630 Maple Lake, NV	jsullivan1112@gmail.com
12/12	Jessica Alvarado	[Signature]	5175 Eastlake Blvd #3, Washoe Valley	
12/12	Russ Anderson	[Signature]	5375 Eastlake Blvd #3, Washoe Valley	rupp@net.net
12/12	Seizda Alvarado	[Signature]	1460 PAVES on WASHOEVILLE	SP71-ANV@GMAIL.COM
12/12	MICHELLE PETERS	[Signature]	2125 Branchdale Way, Washoe Valley, NV	absolutelyme@att.net
12/12	Steven E. Hubbard	[Signature]	430 Flicker, Washoe Valley	7dragons71@gmail.com
12/13	Darci Fletcher	[Signature]	835 Brenda Way WV 89704	Darci.Fletcher@gmail.com
12/13	Debra Browne	[Signature]	4325 Gardner Ln WV 89704	Sierason@AOL.com
12/13	Jennifer Hamman	[Signature]	1310 Eastlake Blvd WV 89704	jharriman04@comcast.net
12/13	Mike Harriman	[Signature]	1310 Eastlake Blvd WV 89704	mgh14@comcast.net
12/13	SIEWERT KOSTER	[Signature]	4315 DRAKE WAY 89704	STU.K1953@GMAIL.COM
12/13/25	DAVLO ENCIANO	[Signature]	3185 CLARK DR WV 89204	WASNOEDRE1@ATT.NET
12/13/25	SHARON KOSTER	[Signature]	4315 DRAKE WAY W.V. 89704	S.Koster.53@gmail.com
12/13/25	Maggie England	[Signature]	3160 Clark dr. W.V. 89704	maggie.l.England@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	12/13/25	Sam England		3160 Clark Dr Washoe Valley 89704	Samuel.pengland@gn
2	12/13/25	STEVEN READE		550 Mt. Mahogany Ct 89511	sreade756@gmail.com
3	12/13/25	JACOBYN SIMMONS		550 Mt. Mahogany Ct 89511	winterreade@gmail.com
4	12/13/25	Cindy Taylor		3730 Pershing Ln 89704	cmtaylor109@gmail.com
5	12/13/25	KASSANDRA Cantu		3730 Pershing Lane Washoe Valley 89704	KASS.CONC@YAHOO.COM
6	12/13/25	Josh Cantu		3730 Pershing Lane 89704	
7	12/13/25	Mike McLeod		5725 Meacham st 89704	PANNER5725@gmail.com
8	12/13/25	Alex Veach		3885 Pershing Ln 89704	cookma423@gmail.com
9	12/13/25	Maile Cook		" "	" "
10	12/13/25	Vickie Woodring		325 Sparrow Way Washoe Valley NV 89704	vickiewoodring@charter.com
11	12/13/25	Ronald L Woodring		325 Sparrow Way Washoe Valley NV 89704	vickiewoodring@charter.com
12	12/13/25	Marlin Dellinger		3000 Show Jumper Lane 89521	medell1@charter.net
13	12/13/25	Sharon Dellinger		3000 Show Jumper Lane 89521	skdell2@icloud.com
14	12/13/25	Diane Szabo		4035 Eastlake Blvd. 89704	djamas328@charter.net
15	12/13/25	Katy Jesch		2495 White Pine Dr. 89704	KTweety52@yahoo.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/24/25	Sesi Catalano	<i>Sesi Catalano</i>	3925 Doc Bar Ct Washoe Valley	
2	10/23	Duane Cook	<i>Duane Cook</i>	270 Flicker Cir Washoe	
3	10/23	Michael Cook	<i>Michael Cook</i>	3835 Pershing Lane Washoe	csimma423@gmail.com
4	10-24	Ben Lubell	<i>Ben Lubell</i>	187 Popoita Ct Washoe	
5	10-25	Jessica Gardner	<i>Jessica Gardner</i>	555 Ravenwing Rd	
6	10-30	Fynn Ramsdell	<i>Fynn Ramsdell</i>	19755 Paddock Ct LN 89521	ramsdellyan@gmail.com
7	2:30	Michelle Wilde	<i>Michelle Wilde</i>	1525 Brenda way	
8	2:30	Bob Wilde	<i>Bob Wilde</i>	1525 Brenda way	
9	11/3	Lee Conley	<i>Lee Conley</i>	15770 Fawn Lane, Reno	leeconley2025@gmail.com
10	11/3	Lydia Teel	<i>Lydia Teel</i>	1420 Brenda way 89704	peel.lydia@gmail.com
11	11/5	Lisa Sachauer	<i>Lisa Sachauer</i>	609 Sugar Tree Ct 89511	
12	11/11	Jody Lowrey	<i>Jody Lowrey</i>	260 Nelson Rd Reno 89521	snokley/mules@gmail.com
13	11/11	Hannah Benson	<i>Hannah Benson</i>	3475 Clark drive, washoe 89409	hannahbenson2020@gmail.com
14	11/14	Reviel Rybicki	<i>Reviel Rybicki</i>	4065 FairVidge Ln Washoe Valley 89704	
15	11/14	Heidi MacDonald	<i>Heidi MacDonald</i>	2215 Wildflower Dr Washoe Valley	

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Date	Name (Print)	Signature	Address	E-mail Address
1 11/18/25	Roger Brosemer	<i>Roger Brosemer</i>	15320 Callahan Rd Reno	dodge20031982@gmail.com
2 11/18/25	Melissa Perotti	<i>Melissa Perotti</i>	5678 Old US Highway 395 N.	drmelissaperotti@gmail.com
3 11/19/25	Patricia Leighty	<i>Patricia Leighty</i>	3930 Oensby Place Washoe Valley NV	PatriciaLeighty@yahoo.com
4 11/21/25	DANIEL + KAREN Norman	<i>Daniel Norman</i>	225 McClellan Dr. Washoe Valley NV	NORMANMURDER@PROTONMAIL.COM
5 11/21/25	Karen Kidney	<i>Karen Kidney</i>	11205 Wagon Ho Lane Reno NV	KUN60@AOL.COM
6 11/21/25	Kimberly Olsentun	<i>Kimberly Olsentun</i>	180 OK-Yoke Lane Reno, NV	Kawidable@otscape.net
7 11/25/25	mike moss	<i>mike moss</i>	2165 C.M. MUNK DR. WASHOE VALLEY	bonny sue 2 u @ yahoo . com
8 12/2/25	DEBRA MAURER	<i>Debra Maurer</i>	215 JACKDAW LN. WASHOE VALLEY	
9 12/3/25	Kelly Dean	<i>Kelly Dean</i>	225 Steamboat Ct., Reno	GBDEKD@SPC Global Net
10 12/2/25	Kimberly Parkhurst	<i>Kimberly Parkhurst</i>	275 McClellan Dr. Washoe Valley	k.parkhurst@msn.com
11 12/2/25	Laine Parkhurst	<i>Laine Parkhurst</i>	275 McClellan Drive Washoe Valley	laine.parkhurst@gmail.com
12 12/4/25	Megan Skaggs	<i>Megan Skaggs</i>	115 Jackdaw Lane Washoe Valley	Megan.silversummit@gmail.com
13 12/4/25	Kimberly Miller	<i>Kimberly Miller</i>	7381 Annette Ave. Fallon NV	kimberly-miller2000@yahoo.com
14 12/4/25	Cheryl Davis	<i>Cheryl Davis</i>	345 Old Washoe Cir. Reno NV	rvsauce@yahoo.com
15 12/7/25	Chelsea Romero	<i>Chelsea Romero</i>	3130 Old US Highway 375	chelscyromero@icloud.com

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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
12/13	Janet Roll	<i>[Signature]</i>	4090 Partridge Ln W.V.	dodgerwife@hotmail.com
12/13	Stephen Roll	<i>[Signature]</i>	4080 Partridge Ln WV	sdroll58@gmail.com
12/13	Jamie Bloom	<i>[Signature]</i>	2440 Eastlake Blvd WV	Bloominjanis@gmail.com
12/13	John Joyner	<i>[Signature]</i>	2440 Eastlake Blvd W.V.	jjayner58@gmail.com
12/13	CARRIE HASS	<i>[Signature]</i>	2945 EAGLE ST. W.V.	carrie71705@hotmail.com
12/13	David Hass	<i>[Signature]</i>	2945 EAGLE ST WV	davidmhass1@gmail.com
12/13	CAROL FLYNN	<i>[Signature]</i>	2965 EAGLE WV	makianrj@gmail.com
12/15	LYNN LIBBY	<i>[Signature]</i>	4095 WOODCOCK WAY	lynn.libby@gmail.com
12/15	Patricia Dacus	<i>[Signature]</i>	340 McClellan DR	patti.sabres@gmail.com
12/15	Richard Copp	<i>[Signature]</i>	876 Washoe St. 89704	mediacopp@yahoo.com
12/15	ROBYN Albaeck	<i>[Signature]</i>	4720 GILES WAY Washoe Valley 89704	ralbaeck@yahoo.com
12/15	Blenda Julian	<i>[Signature]</i>	325 Esmeralda Dr Washoe Valley	bljuliano@gmail.com
12-15	JUDITH WILKINSON	<i>[Signature]</i>	165 COTTONTAIL LN. W.V.	GERNIX@CHARTER.NET
12-15	BILL WILKINSON	<i>[Signature]</i>	165 COTTONTAIL LN W.V.	GERNIX@CHARTER.NET
12/16	AMY PARKS	<i>[Signature]</i>	22832 CARRIAGE DR. PLEASANT VALLEY	

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Date	Name (Print)	Signature	Address	E-mail Address
12/16/25	Holly McGee	<i>Holly McGee</i>	935 Foothill Rd Reno 89511	hmcgee1956@gmail.com
12/16/25	Jan Hook	<i>Jan Hook</i>	1345 E. Guffey Dr Washoe Valley	ewashoehook@msn.com
12/16/25	Carolyn Ruckstuhl	<i>Carolyn Ruckstuhl</i>	850 Arrowcreek Pkwy, Reno 89511	cruckstuhl@charter.net
12/16/25	Jeanne Hildahl	<i>Jeanne Hildahl</i>	1145 W. Hufftuler Lane, Reno, NV 89511	jaecce@icloud.com
12/16/25	Dottie Milne	<i>Dottie Milne</i>	1425 Celeste Ln Reno NV 89511	DottieMilne@yahoo.com
12/16/25	Michelle Carlini	<i>Michelle Carlini</i>	285 Andrew Ln, Reno NV 89521	mybrokermichelle@gmail.com
12/17/25	Lisa Wince	<i>Lisa Wince</i>	4155 PARTRIDGE W WASHOE VALLEY 89704	WINGINGTON e sackett@4L.NET
12/17/25	Claudia Bras	<i>Claudia Bras</i>	5880 Eastlake Blvd Washoe Valley NV 89704	retandclaudia@happyfarm.net
12-17-25	John Torrisi	<i>John Torrisi</i>	10648 VISTA BONITA LN, Reno, NV 89521	johnmtorrisi@gmail.com
12-18-25	DARREL HALLMARK	<i>Darrel Hallmark</i>	1455 DUNBAR DR WASHOE VALLEY NV 89704	
12/18/25	PATRICIA HALLMARK	<i>Patricia Hallmark</i>	1455 Dunbar Dr Washoe Valley NV 89704	pahall59@outlook.com
12/19/25	Larry Pearce	<i>Larry Pearce</i>	220 Willbuck Rd Reno 89521	PearceJC@aol.net
12/19/25	Jarret Pearce	<i>Jarret Pearce</i>	220 Willbuck Rd Reno 89521	11
12/19/25	Lynne Poupenev	<i>Lynne Poupenev</i>	1440 LORD ST WASHOE 89704	lynne.1002@yahoo.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/29/24	Cody Powers	<i>Cody Powers</i>	2110 Idaho St Carson City NV 89401	CloudPowersStife@gmail.com
9/7/24	Paetina Valenzuela	<i>Paetina Valenzuela</i>	4517 Park Rose Circle Reno NV 89502	maelenavalenzuela@icloud.com
9/11/24	Elaine Coburn	<i>Elaine Coburn</i>	157 Peponita Ct, Washoe Valley	elliabira63@gmail.com
9/7/24	Cody Knight	<i>Cody Knight</i>	135 Jackdaw Cr, Washoe	cody@wildislagency.com
9/7/24	Ellen Levy	<i>Ellen Levy</i>	15145 Western Sp. Drive Reno	LN5remailbox-2@gmail.com
9/7/24	Clare Bryce	<i>Clare Bryce</i>	390 LINNET WAY	chbair24@gmail.com
9/7/24	Richard R Hatfield Sr.	<i>Richard R Hatfield Sr.</i>	325 Flicker Ct, Near Washoe City, NV 89704	
9/7/24	Kerrin Bailey	<i>Kerrin Bailey</i>	15021 Iron Horse Rd Reno, NV 89521	
9/7/24	Chris Mindez	<i>Chris Mindez</i>	12065 Burns Gulch Rd 89511	chris@conterpoint.com
10/4/24	LODD GRIFFIO	<i>Loddi Griffio</i>	1201 W. LONG ST. CARSON CITY 89403	lgriffio61@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8-29-24	Gregg Ludel	<i>Gregg Ludel</i>	2079 Sheffield Ave. E.	greggludel46@gmail.com
2	8-29-24	Carie Ludel	<i>Carie Ludel</i>	" " "	N/A
3	8-29-24	Hannah Flynn	<i>Hannah Flynn</i>	11800 Veterans Hwy	
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/7/24	Patricia Gannick	<i>Patricia Gannick</i>	325 Sparrow Way Washoe 89701	patricia.gannick@nv.com
2	9/8/24	Douglas Shinnick	<i>Douglas Shinnick</i>	15570 Bonanza Ln Reno NV	DShinnick@SBCGlobal.net
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/4/24	Debra Williams	<i>Debra Williams</i>	2960 Hawk St., Washoe Valley, NV 89704	dwilliamsfarmgr@gmail.com
2	9-4-24	Ralph Williams	<i>R Williams</i>	2960 Hawk St. W.V., NV 89704	mpuerick.eng@comcast.net
3	9-4-24	Allen Calkins	<i>Allen Calkins</i>	2955 Hawk St. Washoe Valley 89704	jlcalkins3@gmail.com
4	9-4-24	Jill Calkins	<i>Jill Calkins</i>	2955 Hawk St Washoe Valley, NV 89704	jlcalkins3@gmail.com
5	9/20/24	KRISTINA KRIEGER	<i>Kristina Krieger</i>	15675 TOLL RD, RENO, N. 89521	JUSTBEER254@gmail.com
6	9/20/24	Marsha Cook	<i>Marsha Cook</i>	14030 Dancing Flame Pt Reno NV 89511	waymar.cook@comcast.net
7	9/20/24	Jacqueline Daly	<i>Jacqueline Daly</i>	15040 Redmond Loop, Reno, NV	jackie.d.daly@gmail.com
8	9/20/24	Mindy Herz	<i>Mindy Herz</i>	595 WHITEQUARK DR RENO NV 89511	frommecc@hotmail.com
9	9-20-24	Nancy Weyhe	<i>N Weyhe</i>	14350 E. Windsor Dr Lx 89511	nancy@eud@ya.hoo.edu
10	9-20-24	Tracy Heredia	<i>Theredia</i>	12520 Thomas Creek Rd. 89511	theredia34@gmail.com
11	9-20-24	Margot Anastassatos	<i>Margot Anastassatos</i>	5960 Cartier Dr Reno 89511	maran@ath.net
12	9/22/24	Carrie Young	<i>Carrie Young</i>	2940 Hawk St, Washoe Valley 89704	carrie@qmail.com
13	9/22/24	Darren Young	<i>Darren Young</i>	2940 Hawk St. Washoe Valley 89704	termvc3@gmail.com
14	9/22/24	Duovan Campana	<i>Duovan Campana</i>	2945 Hawk St Washoe Valley 89704	duovan12@fotmail.com
15	9.22.24	TEMPLE CAMPANA	<i>Temple Campana</i>	2945 HAWK ST WASHOE VALLEY 89704	templecampana@wnc.edu

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
1 9-1-24	Laura Fox-Wendell	<i>Laura Fox Wendell</i>	7590 Old US Highway 395	laura_lfox@hotmail.com
2 9-1-24	Chris Wendell	<i>Chris Wendell</i>	7590 Old US Highway 395	cmschris@live.com
3 9-2-24	ANTHONY ALAURIA	<i>Anthony A Lauria</i>	7585 Old US Hwy 395 N	TONYALAURIA@Gmail.com
4 9-3-24	Ramele Alauria	<i>Ramele Alauria</i>	7585 old US Hwy 395 N	Atalauria@aol.com
5 9/10/24	BRIAD DAVIS	<i>Briad Davis</i>	7575 SERVICE BERRY RD	SB.TEWG@GMAIL.COM
6 9/10/24	Michele Davis	<i>Michele Davis</i>	7575 Service Berry Rd	slamaderzone@gmail.com
7 9/10/24	Scott Winship	<i>Scott Winship</i>	7570 Service Berry Rd	frogskis@gmail.com
8 9/10/24	Scott Winship	<i>Scott Winship</i>	7570 Service Berry Rd.	scottawinship@gmail.com
9 9/16/24	STANLEY P. ZEZODAS	<i>Stanley P. Zezodas</i>	1820 Brenda Way, Washoe Valley, NV	zezodas@aol.com
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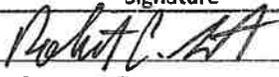
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	Date	Name (Print)	Signature	Address	E-mail Address
1	6/9/24	Robert C. Lund		3770 Church St // DR WASHOE VALLEY	MURRAY@CHARTER.NET
2	9/6/24	RITA FAIRMAN		3770 Church St, Washoe Valley	
3	9-17-24	Greg Good		3820 Church St WV NV	
4	9-20-24	Dulce Jimenez		173 Dayton Village Parkway, RR3	cubanibcarabanero@gmail.com
5	9-20-24	Bradie Gresso		533 Side Mountain Dr. Carson City	rob582@yahwe.com
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/4	Marian Baker	<i>[Signature]</i>	575 Ethan Lane	marianbaker14@193i
2	9/5	Carolyn Merritt	<i>[Signature]</i>	55 Suring Dr	cbarmerritt9701@193i
3	9/4	Vicki Kelle	<i>[Signature]</i>	285 McCallan dr	Littlefloatie@193i
4	9/4	Chuck Kelle	<i>[Signature]</i>	Washoe Valley NV	G-mail.com
5	9-13	Nancy Gibson	<i>[Signature]</i>	89704 NV	gibson-nancy@193i
6	9/13	Nick Gibson	<i>[Signature]</i>	4750 Nevada	Nibbs44@193i
7	9/17	Jenny Lesievre	<i>[Signature]</i>	5675 Jacobs Court	jenny.lesievre@gmail.com
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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/7/24	Samantha Schneider		1230 Chance Lane	Samantha.Schneider@gmail.com
2	10/7/24	Scott Betz		1455 Eunice Way	gscottbetz@gmail.com
3	10/7/24	Carol Betz		1455 Eunice Way	alwaysstrusthope@comcast.net
4	10/7/24	JUDY COULTER		515 Rhodes Road Reno NV	judycoulter@gmail.com
5	"	Curtis Coulter		515 Rhodes Road Reno NV	
6	10/7/2024	RITA KOEHLER		265 KITS WAY, RENO, NV	ritakoehler@yahoo.com
7	10/7/2024	Tyondale Vidson		1230 Chance Lane Reno NV	tyndallect@gmail.com
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17/24	LES DEPOALI	<i>[Signature]</i>	7210 MARLIN DR RENO	<i>[Signature]</i>
2	9/17/24	DARRELL L. PLAYFORD	<i>[Signature]</i>	315 SPARROW	playfor@msn.com
3	9/19/24	ROBIN L. BAIZEL	<i>[Signature]</i>	3801 Lyon Ln, NV	RBAIZEL@yahoo.com
4	9/22/24	Barbara J. Scott	<i>[Signature]</i>	1340 Brenda Way, Washoe Valley	bscott@unr.edu
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Date	Name (Print)	Signature	Address	E-mail Address
1 9-12-24	TOM AKINS	<i>Tom Akins</i>	4345 SADDLEHORN DR. RENO	AKINS.735@SBCGLOBAL.NET
2 9/22/24	GARRETT AKINS	<i>Garrett Akins</i>	4345 SADDLEHORN DR. RENO	gkins16078@gmail.com
3 9/20/24	DARRIS - RODRIGUEZ	<i>Darris Rodriguez</i>	3102 - W. PLUMB ROAD	NONE
4 9/20/24	GARY GARRETT	<i>Gary Garrett</i>	135 CEDAR LANE, RENO 89521	G.G.Steamboat@SBCglobal.net
5 9/22/24	MADE GARRETT	<i>Made Garrett</i>	135 CEDAR LANE, RENO 89521	m.g.steamboat@sbcglobal.net
6 9/24/24	KRISTOPHER GARCIA	<i>Kristopher Garcia</i>	210 RHODES ROAD, RENO, 89521	krisgarcia@live.com
7 9/22/24	ED SMITH	<i>Ed Smith</i>	505 RHODES RD 89521	
8 9/22/24	LAURIE SMITH	<i>Laurie Smith</i>	505 RHODES RD, RENO, NV 89521	galinnevada@yahoo.com
9 9/22/24	LEOPOLDO NAVARRO	<i>Leopoldo Navarro</i>	515 RHODES RD RENO NV 89521	NONE
10 9/22/24	RICHARD MAHONEY	<i>Richard Mahoney</i>	625 RHODES RD RENO NV 89521	dick.mahoney@gmail.com
11 9/22/24	MARTI TOTE	<i>Marti Tote</i>	1205 RHODES RD RENO NV 89521	Marti.tote@yahoo.com
12 9/22/24	BOB TOTE	<i>Bob Tote</i>	1205 RHODES RD RENO NV 89521	Bobtote66@yahoo.com
13 9/22/24	STEPHANIE LARSEN	<i>Stephanie Larsen</i>	1200 RHODES RD RENO 89521	stephrene5@gmail.com
14 9/22/24	CHAD LARSEN	<i>Chad Larsen</i>	1200 RHODES RD RENO 89521	
15				

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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/7/25	Penelope	<i>[Signature]</i>	21601 Century Blvd Reno NV	penelope@...net
8-8-25	Christina D. Jones	<i>[Signature]</i>	5880 Eastlake Blvd.	rickandkandia@happybeams.net
8-11-25	Desiree Cannon	<i>[Signature]</i>	3920 White Pine dr. Washoe Valley	desireecannon@gmail.com
8-11-25	Rachel Hahn	<i>[Signature]</i>	3170 Markham Way Washoe Valley NV	rachelmhahn@gmail.com
8/11/25	Margie Quirk	<i>[Signature]</i>	6051 Porsia Rd CC, NV 89701	imquirk@yahoo.com
8/11/25	JACKIE HANDLIN	<i>[Signature]</i>	15623 Fawn Ln.	handlin10@charter.net
8/11/25	Don Handlin	<i>[Signature]</i>	15623 Fawn Ln	dhandlin@charter.net
8-12-25	Mike Gray	<i>[Signature]</i>	15420 Kivett Ln	mgray27@yahoo.com
8-12-25	Natalie Schott	<i>[Signature]</i>	15056 Frontier Rd.	Natalie.Schott@...com
8-12-25	ARENT LAPPIN	<i>[Signature]</i>	15640 SYLVESTER RD	NONE. 775/3575794
8/12/25	Rebecca Draney	<i>[Signature]</i>	900 Brenda way, Washoe Valley	
8/13/25	Louisa Baker	<i>[Signature]</i>	299 Steptoe Lane, Washoe Valley	finnbaker@gmail.com
8/15/25	Roger Brosemer	<i>[Signature]</i>	15320 Callahan Rd Reno	dodge20031982@gmail.com
8-15-25	J Taylor	<i>[Signature]</i>	650 Washoe Dr. Washoe Valley	wildheartvalley@gmail.com
8/15/25	Shannon Taylor	<i>[Signature]</i>	75 Cottontail Ln Washoe Valley	Shannon.taylor@...mail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/15/25	Gary Brown	<i>[Signature]</i>	210 Firth Way Washoe Valley, NV	gjb4mills@q4net.com
2	8/15/25	Vicki Remington	<i>[Signature]</i>	1008 Pollock Way CK NV 89701	v.jrem@yahoe.com
3	8/21/25	Sonya Cuffe	<i>[Signature]</i>	19700 Miner Lane, Reno	scuffe1@gmail.com
4	8-25/25	Greg FLEISCHER	<i>[Signature]</i>	3745 Church Hill Dr	greg2859@yahoe
5	8/28/25	Teresa Ting	<i>[Signature]</i>	100 landing In washoe valley	+tinaq47@aol.com
6	8/29/25	Cyndi Wallis	<i>[Signature]</i>	3405 Lake Shore D	775 335 7633
7	9/1/2025	Cindy Cullen	<i>[Signature]</i>	170 puma DR	(775) 772-1332
8	9-2-25	Dwight Sullivan	<i>[Signature]</i>	1325 Dunbar Cir - W.V.	775-230-1980
9	9-3-25	Lisa M Folden	<i>[Signature]</i>	1108 Peponile Point WY 89704	Lisafolden51@gmail.com
10	9/3/25	JAMES FOLDEN	<i>[Signature]</i>	" " " " "	j.folden@yahoe.com
11	9/3/25	Jason Krudel	<i>[Signature]</i>	3300 SunChad Cir Reno NV 89750	a9llnvcawbey@gmail.com
12	9-4-25	KIT KRUEGER	<i>[Signature]</i>	800 Redfield Apt 122 Reno	CHEVYLUMINA@MML.COM
13	9/4/25	Robin Eich	<i>[Signature]</i>	45 manhill Pl Sparks, NV	
14	9/5/25	Donna Ariz	<i>[Signature]</i>	235 Pinta Wty Carson City 89704	SusRancha@outlook.com
15	9/5/25	Rene Richardson	<i>[Signature]</i>	3481 Church Hill Dr.	

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Date	Name (Print)	Signature	Address	E-mail Address
9-5-25	Patricia Mehserle		2980 Eagle St W. Reno NV 89704	teammehe2@yahoo
9-8-25	Davi Burke		75 Quivera Lane 89441	burkedavi@yahoo.com
9-8-25	Veronika Thoeni		3045 Roadrunner Ct Washoe Valley 89704	veronika.thoeni@gmail.com
9/24/25	Alvan Canisso Jr		22877 Carriage Dr, Reno NV	alvancan56@gmail.com
9/25	Alice Clark		4135 Cortado Carson City	alice4111@gmail
9/26	BRITNY BEATRY		1775 South Virginia St	Britny.Beatry@gmail
9/29/25	Shanna Bearden		20860 Eaton RD Reno NV 89521	
9/29/25	Christopher Bearden		20860 Eaton RD Reno NV 89521	
9/29/25	Carla Seap		19685 Paddock Ln 89521	
9/30/25	Hannah Benson		3475 Clark Drive	hannah.benson2020@gmail
10/3/25	Ree Sanders		3255 PERSHING LANE 89704	
10/3/25	NICOLE SANDERS		3255 PERSHING LANE 89704	
10/4/25	April Taylor		9515 Iroquois Trl ^{Stagg} Washoe 89429	
10/6/25	Ricky Dehlers		4070 Bluewing Ln WASHOE VALLEY 89704	
10/7/25	Amy Warren		101 Andrew Ln, Reno, NV 89521	

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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/7/25	Laurie Alden	<i>Laurie Alden</i>	3495 Lakeshore Dr	zephyrgarri@ya.com
2	10/8/25	Jackpot Equine	<i>[Signature]</i>	120 Pintail way 89709	
3	10/14/25	TRACEY McORMICK	<i>[Signature]</i>	174 KNIGHTSBRIDGE C 89511	tmcc99@me.com
4	10/16/25	Roberta Henriques	<i>[Signature]</i>	2220 Rabbit Dr 89704	roberta.henriques@char.com
5	10/16/25	Frederick C. Miller	<i>[Signature]</i>	2970 White Pine Ln 89704	freemiller@me.com
6	10/16/25	Casyn Blotzke	<i>[Signature]</i>	4200 Old US HWY 395-N	casyn6258@yahoo.com
7	10/16/25	Gisela Vazquez	<i>[Signature]</i>	1961 Dori Way, Carson City, NV 89706	g.sela.v.355@gmail.com
8	10/16/25	Michelle Wilde	<i>[Signature]</i>	1525 Brenda Washoe	michellod33@yahoo.com
9	10/16/25	Dawn Hughes	Appointed	Washoe Valley	
10	10/16/25	Bobby Wilde	<i>[Signature]</i>	1525 Brenda Way	B.Wilde@gmail.com
11	10/17/25	Suzanne Katz	<i>[Signature]</i>	3810 Lyon Ln NV 89704	
12					
13					
14					
15					

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9-13-25	Janet Peterson	Janet Peterson	3320 Lake Shore Dr Washoe Vally	89704
2	9-13-25	Jenna Peterson	Jenna Peterson	1605 Esmeralda Dr. Washoe Valley	89704
3	9-13-25	Sean Peterson	Sean Peterson	3320 Lake Shore drive WV	89704
4	9-13-25	Judy A. Holland	Judy A. Holland	1420 Dunbar Drive, Reno NV	89704 forjudapat@
5	9-13-25	Maureen Collins	Maureen Collins	325 Brande Way Washoe Valley	89704 'dand.com
6	9-13-25	JAY COLLINS	Jay Collins	325 Brande Way Washoe Valley, NV	89704
7	9-13-25	Norah Hogue	Norah Hogue	2300 Widdoway Washoe Valley	NV
8	9-15-25	Anna Vivian	Anna Vivian	1725 Brenda Way Washoe Valley	89704
9	9-15-25	Jake Knox	Jake Knox	395 McClellan Dr Washoe Valley	89704 jakeknox17@gmail.com
10	9-15-25	JERRY MARTIN	Jerry Martin	250 RHODES RD.	gmartin@dicksonrealty.com
11	9-15-25	LARRY MONROE	Larry Monroe	250 RHODES RD	
12	9-15-25	MARK ASHWORTH	Mark Ashworth	3390 Lyon Ln, Washoe Valley, NV	89704 mypalmark@gmail.com
13	9-15-25	Alicia Peterson	Alicia Peterson	3210 Holly Ln, Washoe Valley	89704
14	9-15-25	THOMAS SCHROCK	Thomas Schrock	3210 Holly Ln Washoe Valley NV	89704
15	9/15/25	Deborah Lopez	Deborah Lopez	1865 Eastlake Blvd WV	89704

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Date	Name (Print)	Signature	Address	E-mail Address
1 9/13/25	Mitch Shindlbauer		3080 Lakeshore DR Washoe Valley	shindlbauer@ymail.com
2 9/13/25	Kathryn Creon		3548 Silverado Dr Carson City NV	kathycreeon2026@gmail.com
3 9/13/25	Cory Hurd		3548 Silverado Dr Carson City NV	CoryHurd65@gmail.com
4 9/13/25	Michelle Nash		155 Puma Tr Washoe Valley NV	michellenash12@gmail.com
5 9/13/25	Shayla Dora		3475 Ormsby Lane	
6 9/13/25	Kathryn Eppen		3070 Eastlake Blvd 89704	
7 9/13/25	Tonya Schwartz		3855 Ormsby Place Washoe Valley	tonyarschwartz69@gmail.com
8 9/13/25	Jack Dunt		3335 Lyon Ln WV, NV 89704	j.dunt@aol.com
9 9/13/25	Jack Dunt		3335 Lyon "	jackdunt@yahoo.com
10 9/13/25	Dan Wink		3975 Doc Olen Ct WV, NV 89704	danwink1@gmail.com
11 9-13-25	Mary Wink		3975 DOC Olen Ct	marywink7@gmail.com
12 9/13/25	Bessie Henderson		20935 Eaton Rd Pleasant Valley	yellowchick70@gmail.com
13 9/13/25	Allen Steffen		405 Puma Drive Washoe Valley Nevada 89704	allen.steffen@gmail.com
14 9/13/25	Hugo Schlessener		295 McClellan Dr	dampstordog@gmail.com
15 9/13/25	Kim SCHLESSENER		-	KGARCIA301@YAHOO.COM

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/3/25	Carrie Tschida	Carrie Tschida	3022 Sydney Cir	ctschida@gmail
2	9/6/25	Cyndee Wessman	Cyndee Wessman	1180 Dunbar Dr	cyndee.wessman@gmail
3	9/7/25	Debra Henz	Debra Henz	150 E Coyote Dr Wy	fredasfrad@gmail.com
4	9/7/25	Pamela Bolinger	Pamela Bolinger	2230 Lakeshore Dr	
5	9/8/25	Haley Davenport	Haley Davenport	245 W. Coyote Dr	zemy.valey@gmail.com
6	9/8/25	USA B Her	USA B Her	3040 EAST LAKE BLVD	USALFB@YAH.COM
7	9/9/25	RITA Smith	Rita Smith	4290 Garden Ln Washoe Valley NV	izrita@earthlink.net
8	9/9/25	Pat-Greg	Pat-Greg	3285 White Pine Dr.	
9	9/9/25	STEVIE BRUNETT	Stevie Brunett	3075 BRENDA WAY	steviebrunett.41@sbq101ad.net
10	9/9/25	Marilyn T. Bennett	Marilyn T. Bennett	3075 Brenda Way	marilynthe librarian.lynk3@gmail.com
11	019/25	Maureen C Rector	Maureen C Rector	3860 Lakeshore Dr 89704	rectorart@aol.com
12	4/9/25	GAIL Binschus	Gail Binschus	2420 Wildflower Drive 89704	alchemy4metal@yahoo.com
13	9/9/25	Bill Hong	Bill Hong	150 W. Coyote Drive 89704	
14	9/9/25	Roberta Henriques	Roberta Henriques	2220 Rabbit Dr. 89704	roberta.henriques@earthlink.net
15	9/9/25	R. KEIFE	R. Keife	2975 LAKESHORE DR 89704	

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Date	Name (Print)	Signature	Address	E-mail Address
9/9/25	RANDY O'NEAL		320 Wildlife Way Washoe Valley NV 89703	RRONERDL1@Comcast.net
9.9.25	Michelle John O'Neal		320 Wildlife Way Washoe Valley NV 89703	mj5661@aol.com
9.9.25	Roy Bridges		2260 wild flower dr. washoe NV 89704	RoyLBridges@ghsil.com
9/9/25	Cynthia Herbold		110 Jackdaw Ln. Washoe Valley 89704	cherb@aol.com
9/9/25	GREGORY HERBOLD		110 JACKDAW LN WASHOE VALLEY 89704	GHERB9000@aol.com
9/10/25	DEBRA TRENDLE		3030 KAUFFMANN CT '' ''	''
9/10/25	PAUL LESIEURIE		3030 KAUFFMANN CT, WASHO VALLEY NV 89704	
9/10/25	CATHERINE FAUCETT		60 Will Sauer Rd. Washoe Valley NV 89704	
9/10/25	Patty Needham		4285 Gander Lane Washoe Valley NV 89704	
9/10/25	Christin Nellenam		1745 Slide View Way Washoe Valley NV 89704	
9/10/25	A. NICHELE TAYLOR		320 CAREY HILLS DR. 89511 89704	micheletaylor911@gmail.com
9/10/25	Ruby Stewart		2275 beaver dr washoe valley NV 89704	rubyanagrace@gmail.com
9/10/25	AUSTIN ALDRICH		4680 Cavataio rd	adhda903@yahoo.com
9-10-25	Deborah Milliron		7500 Granite Ridge ct washoe valley	mrsandpae@gmail.com
9/10/25	McKinzie Sibley		240 Andrew Lane	

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/10/25	Michelle Jackson		265 W Coyote Dr, Washoe Valley NV 89704	
2	9/10/25	Leslie Hill		165 Esmeralda Dr, Washoe Valley, NV 89704	
3	9/10/25	Irena Salamon		2375 Lakeshore Dr, Washoe Valley, NV 89704	
4	9/10/25	Olivia Cardella		4945 Grays Starlight Ct, Washoe Valley NV 89704	
5	9/10/25	Maclan Hess		2006 Empire Road Rd, Carson City, NV 89704	
6	9/10/25	Marei Hammond		110 E. Lar Ann Dr	
7	9/10/25	Rich Simonson		110 Lar Ann Dr	
8	9/10/25	Ann Marie Sen		7480 Brothers Lane WNV 89704	
9	9/10/25	Sarah Figgisby		3825 Ormsby Place WNV	
10	9/11/25	Patricia Martin		13550 Rim Rock Dr Reno, NV 89521	
11	9-11-25	Austin Proctor		4240 Partridge Ln, Washoe Valley 89704	
12	9-11-25	Cassandra Burke		3335 Lyon Ln, Washoe Valley	
13	9-11	Don Burke		3320 Lyon Ln	
14	9-11	Cynthia Thacker		3810 Lakeshore Dr Washoe Valley, 89704	
15	9-11	MARCIA BARTA		4240 Partridge Ln Washoe Valley 89704	

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Date	Name (Print)	Signature	Address	E-mail Address
9/11/25	Heather O'Donnell	<i>Heather O'Donnell</i>	7465 Franktown Rd	heatherodonnell@yahoo.com
9/11/25	Deborah Cruze Bellis	<i>Deborah Cruze Bellis</i>	1370 EAST LAKE BL.	deborah.jc.bellis@gmail.com
9/11/25	MARSHALL BELLIS	<i>Marshall Bellis</i>	1370 EAST LAKE BL.	marshallbellis@yahoo.com
9/11/25	Courtney Cartellieri	<i>Courtney Cartellieri</i>	2998 Eastlake Blvd	courtonthefly@gmail
9/12/25	Miki Griffin	<i>Miki Griffin</i>	15175 WEST WIND CIR.	Mikig57@SBC Global
9/12/25	GERRY DREW	<i>Gerry Drew</i>	1805 BRENDA WY. W.V.	-
9/13/25	JR Cordova	<i>JR Cordova</i>	205 Monarch Dr	neuhder@aol.com
9/13/25	Ryan Cordova	<i>Ryan Cordova</i>	205 Monarch Dr	ryan@stargear.net
09/13	JERRY HAVUJEM	<i>Jerry Havujem</i>	70 SUNBELM LN	JERRYH@SBCGLOBAL.NET
09/13	Catherine Shushu	<i>Catherine Shushu</i>	4373 S. Jumbo Circle	
09/13/25	Nyrodia S. Rew	<i>Nyrodia S. Rew</i>	4060 Bluewing Ln Washoe Valley	rewzoo@sbcglobal.net
09/13/25	JOHN REW	<i>John Rew</i>	4060 BLUEWING LN, WASHOE VALLEY	JOHNREW525@GMAIL.COM
9/13/25	Marcelene Shindelbauer	<i>Marcelene Shindelbauer</i>	3080 Lakeshore Dr WV NV 89201	chick_3121@yahoo.com
9/13/25	Theresa Shindelbauer	<i>Theresa Shindelbauer</i>	3080 Lakeshore Dr. WV NV 89204	shindelbauer@yahoo.com

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Attention: Julie Olander, Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/10/24	Heather Cushman	<i>Heather Cushman</i>	4795 Callahan Ranch Trl, Reno, NV 89511	heather_cushman@ya
2	8/10/24	Linda Miller	<i>Linda Miller</i>	355 Esmeralda Dr. Washoe Valley 89704	washoe winds search @
3	8/10/24	Katie Patterson	<i>Katie Patterson</i>	1435 Brenda Way Washoe Valley 89704	flopspot@aol.com
4	8/10/24	Joshua Patterson	<i>Joshua Patterson</i>	1435 Brenda Way Washoe Valley 89704	flopspot@aol.com
5	8/10/24	Joyana Southerland	<i>Joyana Southerland</i>	187 Concho Dr. Reno, NV 89521	gotthatjoyjoy@gmail.com
6	8/10/24	Malachi Southerland	<i>Malachi Southerland</i>	187 Concho Dr. Reno, NV 89521	
7	8/10/24	Carole Southerland	<i>Carole Southerland</i>	187 Concho Dr. Reno, NV 89521	amsaviation@srzglobal.net
8	8/11/24	Troy Dillard	<i>Troy Dillard</i>	183 Concho Dr. Reno, NV 89521	Gandolfsau@me.com
9	8/11/24	Brenon Dillard	<i>Brenon Dillard</i>	183 Concho Dr. Reno, NV 89521	brenondillard@icloud.com
10	8-11-24	George Richter	<i>George Richter</i>	188 Concho Dr. Reno, NV 89521	dogdogantsstore@gmail.com
11	8/11/24	Charlie Richter	<i>Charlie Richter</i>	188 Concho Dr. Reno, NV 89521	charlierichter006@gmail.com
12	8/11/24	Frankie Richter	<i>Frankie Richter</i>	188 Concho Dr. Reno, NV 89521	Frankiebellrichter@gmail.com
13	8/11/24	Seveta Prosek	<i>Seveta Prosek</i>	177 Concho Dr. Reno, NV 89521	seveta@prosek.com
14	8/11/24	Barbara Dillard	<i>Barbara Dillard</i>	183 Concho Dr. Reno, NV 89521	Gandolfsau@me.com
15	8-11-24	MARK WOOD	<i>Mark Wood</i>	3455 PLEASANT VALLEY	MWOODR@GMAIL.COM

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter.

WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number TM06-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/11/24	BONNIE MONDELLE	<i>Bonnie Mondelle</i>	162 Concho Dr.	
	Donna Giottonini	<i>D. Giottonini</i>	162 Concho Dr	
8/12/24	Barbara Emanuel	<i>B. Emanuel</i>	390 Old Washoe Cir 89704	Bemanuel@charter.net
8/12/24	BARBARA TWITCHELL	<i>Barbara Twitchell</i>	184 Concho Dr 89521	barbaratwitchell@gmail.com
8-12-24	WIRT TWITCHELL	<i>Wirt Twitchell</i>	184 CONCHO DR RENO, NV 89521	wirttwitchell@gmail.com
8/12/24	Debbie Primm	<i>Debbie Primm</i>	22830 Carriage Dr Reno 89521	prim.debt@yahoo.com
8/12/24	Diane Hicks	<i>Diane Hicks</i>	135 Concho Dr, Reno 89521	Lovnjc@aol.com
8/12/24	Julie Wlodarczyk	<i>Julie Wlodarczyk</i>	22820 Carriage Dr Reno 89521	postaljulie@gmail.com
8/20/24	Suzanne Walker	<i>Suzanne Walker</i>	3030 CITICENTRE WV NV 89704	suzanne.walker@rocketmail.com
8/23/24	Matt McFadden	<i>Matt McFadden</i>	190 E Laramie Dr Reno 89521	Matt2McFadden@gmail.com
8/25/24	Laura Davis	<i>Laura Davis</i>	201 W. Laramie Dr Reno 89521	imlapd@proton.me
7/12/25	NICHOLAS MONTGOMERY	<i>N. Montgomery</i>	2160 LACESHORE DR. WASHOE VALLEY NV 89704	NMONTY13@GMAIL.COM

PUBLIC COMMENT

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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10	Katie Lopez		6705 Kendra St	KateOverton@msn.com
8/10	Vicki Overton		880 WASHOE DR	VickiOverton@msn.com
8/10	Jane Overton		880 WASHOE DR	JHOVERTON@MSN.COM
8/10	Anna Kerfoot		25 Middlefield pl.	annaKerfoot@gmail.com
8/10	Annabella		3410 Neil Rd	turtlepil.whicco@gmail.com
8/10	Renee Gubler		105 Rawhide Dr Reno NV	reneeagubler@yahoo.com
8/10	Ryan Bocks		125 E. LARAMIE DR.	RPBLOCKS1@gmail.com
8/10	Shalmar Morris		120 E LARAMIE DR	SHALMARLEA@aol.com
8/10	JANIS MARLANE		120 E. LARAMIE DR.	JANISMARLANE57@icloud.com
	Donna Stegman		22825 Carriage Cr.	DStegman@me.com
8/10	Dawson King		22835 Carriage Pr.	idking18@yahoo.com
8/10/24	KATHLEEN HANCOCK		22845 CARRIAGE DR.	KATHLEELKINGSTON@yahoo.com
8/10/24	Jessica Adams		105 E Laramie Dr	adamsjn@charter.net
8/10/24	Simon Solaequi		142 CONCHO DR.	SSOLAEQUI@gmail.com
8/10/24	Jennae Solaequi		142 Concho Dr.	jennae campos13@gmail.com

PUBLIC COMMENT
TM2-001

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter.

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	08/11/24	Lynnette Kemp	<i>[Handwritten Signature]</i>	172 Herford Way	
2	8-11-24	Steven R. Dunbar	<i>[Handwritten Signature]</i>	13475 Stony Knoll Blvd	
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PUBLIC COMMENT
WM2-001

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10/24	Tim Rowen	<i>Tim Rowen</i>	205 Sauer Ln Reno NV	
	Michael Schardt	<i>Michael Schardt</i>	205 Sauer Ln Reno NV	MSCHARDT@MAIL.COM
	Cynthia Schardt	<i>Cynthia Schardt</i>	205 Sauer Ln Reno 89521	cindyschardt@yahoo.com
	KATHERINE OVERSTONE	<i>Katherine Overstone</i>	177 Concho Dr Reno 89521	r.koverstone@gmail.com
	R. Easter	<i>R. Easter</i>	201 Sauer Ln Reno NV 89521	
	Ralph Easter	<i>Ralph Easter</i>	201 Sauer Ln	dale@as75.com
	Robert Overstone	<i>Robert Overstone</i>	177 Concho Dr. Reno NV 89521	r.koverstone@charter.net
	Ronny Prisco	<i>Ronny Prisco</i>	198 Concho Dr Reno NV	
	Jack Taylor	<i>Jack Taylor</i>	22813 Carriage Dr Reno NV	j.taylor@shelby.com
	James Scamner	<i>James Scamner</i>	22810 Carriage Dr Reno NV	
	Beth Perryman	<i>Beth Perryman</i>	22810 Carriage Drive	skigots@aol.com
	Paula Townsend	<i>Paula Townsend</i>	3230 Basswood Ct Reno NV	p.townsend@aol.com
	Janice Marra	<i>Janice Marra</i>	22890 Carriage Dr Reno NV	janmarra@comcast.net
	William J Denoyer	<i>William J Denoyer</i>	22890 Carriage Dr Reno NV	SonnyDenoyer@gmail.com
	Kevin Kemp	<i>Kevin Kemp</i>	172 Hereford Way	

PUBLIC COMMENT
WM2-001

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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	4-10-25	CRES TERRY HEN		3745 Churchill Dr.	greg325@wyahoo.com
2	4-10-25	Gregory Montgomery		1876 South Sage Rd	gregmontgomery@gmail.com
3	4-18-25	Jodi Kelle		285 McClellan drive	Littleflorrie@gmail.com
4	4-18-25	Cheryl Kelle		285 McClellan drive	
5	4-18-25	Paul W. Green		14410 Rockville Rd.	
6	5-5-25	Leslie Ann Wright		3345 Churchill Dr. Washoe Valley	lwright@charter.net
7	5-10-25	Kathy Chambers		Washoe Valley	kchambers@charter.net
8	6/30/25	Megan Stowell		1372 Dunbar Cir Wv	megastowell@yahoo.com
9	6/3/25	Vicki Remington		103 Palmdale CC NV 89701	vremington@comcast.com
10	6/3/25	Diane Hicks		135 Concho Dr. Reno 89531	60vnc@aol.com
11	6/3/25	John Hicks		135 Concho Dr. Reno 89531	lets hunt 1@aol.com
12	6/5/25	Debra Noble		3010 Chipmunk Dr Reno NV 89704	debrahreno@optonline.com
13	6/11/25	Shanna Bearden		20860 Eaton RD Reno NV 89521	
14	6-13-25	KATE WEGSTER		3295 Churchill Washoe NV 89704	
15	6-24-25	Marilyn Beattie		1805 Cr. Summit Washoe Valley NV 89729	mbeattie@comcast.com

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	1/9/25	Rickey Eick		49 Montclair Sparks NV 89441	rickie@yahoo.com
2	3/4/25	Mary Grandjean		22832 CARROLL DR 89512	-
3	3/6	Lincoln Smith		51643 CLARK DR NW 89704	ntc@daysofresistance.com
4	3/10	Terrence Swartz		3255 PERSHING LANE 89704	terrence.swartz@grad.com
5	3/14	Deanna Newton		2283 Stone Dr, Reno NV 89511	deanna.newton@earthlink.net
6	3/14	Lisa Hallmark		1455 Dunbar Dr CC NW 89704	lhallmark@yahoo.com
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	11/19/24	James Farmer		3155 Holly Lane Washoe Valley, NV	JamesFarmer2@Msn.com
2	11/24/24	Aja Bjerte		13120 Companion Ct Reno NV	
3	11/24/24	Melinda Blackburn		2955 Bruce Dr on 4th St Washoe Valley, NV	melinda_blackburn@yahoo.com
4	12/2/24	Stacie Clark		1919 SUNRISE PARK RD	stacieclark@comcast.net
5		Russell Berger		4955 Sunset Loop Washoe Valley	RussellBerger@comcast.net
6	11/23/24	Jim Peters		1165 Dabon Dr Washoe Valley	
7	11/16/24	Jason Kriebel		3300 Silver Lake Dr Reno, NV	jkriebel@comcast.net
8	12/1/24	Michael Stophlet		2000 Silver Lake Rd	10326424@comcast.net
9	12/11/24	Jessica Gardner		555 Raven Wing Rd	theLorax1@comcast.net
10	12/13/24	Karen Dadd		13375 Struband Dr 89571	kaddk@comcast.net
11	11/27/24	Melinda Gorman		9447 Western Ave Dr 89571	melinda.gorman@comcast.net
12	12/26/2024	Rachel Hahn & Jason Strull		3170 Mackinaw Way Washoe Valley NV 89704	Rachel.hahn@gmail.com
13	12/27/2024	Kerin Rowe		9050 Double R Blvd ^{Reno} 89521	KROWE207025bcghb@comcast.net
14	11/2/25	Margy Crank		6051 Persimmon Rd Carson City, NV	imargy@comcast.net
15	11/2/25	Geary Anderson		6051 Persimmon Rd Carson City, NV	gearyanderson@comcast.net

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
10/10/24	MATHIA SMALLEY		11601 KERNITE COURT RENO NV 89506	mathiasmalley@gmail.com
10/14/24	Barbara Rainey		15120 Westline Cir Reno NV 89521	renorainey@gmail.com
10/10/24	CATHERINE VANDELLEN		325 VIOLA WAY, PLEASANT VALLEY NV 89704	C.VANDELLEN@360.com
10/17/24	Brittney Johnson		2775 Fairway Rd, Reno NV 89522	brittneyjohnson@yahoo.com
10/17/24	Cynthia Curle		5844 Rock Farm Rd, Reno NV 89511	CurleCyd@gmail.com
10/21/24	Robert Kward		20540 Fescue Rd Reno NV 89521	ckward@msn.com
10/29/24	Birgitta Depauli		12185 Sierra Dr. Truckee, CA	birgittadepauli@gmail.com
10/29/24	Michael Synstelien		2420 Bennett Ave Carson City NV 89703	Synstc2@verizon.net
11/1/24	CINDIA SMITH		3640 CLARK DR RENO NV 89709	Nebadasmith22@msn.com
11/5/24	Jodie Miller		3870 S. Elm St, Washoe Valley NV 89751	jodie.miller@msn.com
11/8/24	Linda Kyarasi		18035 Lake Vista Rd Washoe Valley NV 89751	Linda.kyarasi@gmail.com
11/8/24	Gregory James		15924 Fawn Lane Reno NV 89511	greg-james@renew.com
11/14/24	Larriane Thorman		22880 Carnegie Pt Reno NV 89524	larriane.gil.thorman@gmail.com
11/18/24	Faith Walker		9751 Northmont Ln Reno NV 89521	voodoo.killer@gmail.com
11/18/24	Bethany Cox		55 Cottontail Ln Washoe Valley NV 89751	bethanycox3452@gmail.com

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/26	ERIN SPOHR		201 SURREY DR RENO	espoivr86@aol.com
2	8/26	Cindy Gustafson		255 W. Laramie Dr	gustafsoncindy@yahoo.com
3	8/26	Peggy B. Upton		295 W. LARAMIE DR	peggybolest@yahoo.com
4	8/26	Bruce Upton		295 W. Laramie Dr.	bruce-upton1@aol.com
5	8/26	Jared Walker		111 W LARAMIE DR	jerryeatworld@gmail.com
6	8/26	Jennifer Morrow		55 West Laramie Dr.	jen-nishya@aol.com
7	8/26	Frank Hawthorth		55 West Laramie Dr.	chipsplumbing@earthlink.net
8	8/28	Cameron McSwain		20445 Temelco Wy	cameron.meswain@earthlink.net
9	8/28	Erica Bruemmer		20 Sunbeam Lane Reno	ericabruemmer@yahoo.com
10	8/28	Elizabeth Schuler		2215 Rhodes Rd Reno	BethMM60@gmail.com
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By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	3/5	Justin Thomas	<i>[Signature]</i>	222 Golden Gate Rd Reno NV	wtm24001@yahoo.com
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By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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WTM24-001
PUBLIC COMMENT

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
4/17/25	STEVE BUNNETT		3075 BRONDA, WU 89704	Steve.bunnett.40@sbci.com
4/17/25	Jason Strickland		22517 Carriage Dr NV 89501	musicalmot@gmail.com
4/17	Elizabeth Borker		600 Theobald Ln Reno	elizabethborker@comcast.net
4-17-25	RICHARD COOPER		285 FLICKER CIR WU	washoevalley@gmail.com
4-17-25	Alexandra Cooper		" " " "	" " " "
4/17/25	Beth Dunning		20830 Cooke Dr Reno NV 89501	gotphotos@chates.net
4/17/25	William Dunning		" " " "	" " " "
4/17/25	Rich Poore		131 Waterford Ct Reno 89511	Richard.Poore@netapp.com
4/17/25	Mitch Freeman		291 SURREY CT RENO 89521	KMRBFREE@yahoo.com
4/17/25	Cameron McSweeney		20445 Temblee Wy Reno, NV 89501	Cameron.McSweeney@TWFG.com
4/17/25	Nancy Strickland		106 US 395, Washoe Valley	
4/17/25	Maureen Collins		325 Braude way, Washoe Valley	Maureen.O.Collins@gmail.com
4/17/28	JAY H. COLLINS		325 Braude way, Washoe Valley	JayHalscyCollins@gmail.com

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17/25	ARTHUR LEWIS		270 KITS WAY, RENO, NV	ART@SEEDGROUPLA.COM
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PUBLIC COMMENT
WTM24-001

1

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	10-9-24	Valerie Williams		3010 Lyon Ln, Carson City 89704	wvalerie76@gmail
2					
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By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

Page: _____

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Date	Name (Print)	Signature	Address	E-mail Address
8/19/24	Darci Fletcher	<i>Darci Fletcher</i>	835 Brenda Way NV 89704	Darci.Fletcher@gmail.com
8/19/24	Will Fletcher	<i>Will Fletcher</i>	835 Brenda Way NV 89704	
8/19/24	Clar	<i>Clar</i>	1812 Alameda Reno, NV	
8/19/24	JOAN SHOOP	<i>Joan Shoop</i>	10050 ANNE ST 89521	
19 Aug 24	DENSE MYER	<i>Dense Myer</i>	900 BELGRADE AVE RENO 89502	myer4nj@gmail.com
19 Aug 24	Mark Nelson	<i>Mark Nelson</i>	15347 Brushwood 89511	menelson@gmail.com
8/19/24	David Greenblat	<i>David Greenblat</i>	614 Moab Ct. 89511	mardyldav@charter.net
8/19/24	Cather Conway	<i>Cather Conway</i>	255 N. Sierra St 89501	
8/19/24	Diane Pitts	<i>Diane Pitts</i>	6584 Champetree Reno 89511	
8/19/24	CHRIS HUSSAR	<i>Chris Hussar</i>	17175 SNOWBERRY RENO NV 89511	cjhussardads@gmail.com
8/19/24	JANE HAGGERTY	<i>Jane Haggerty</i>	2395 SOLITUDE DR, RENO	haggerty1024@att.net
8/19/24	Dale Dawis	<i>Dale Dawis</i>	6627 Subser Ct Reno	dale@toplineleadership.com
8/19/24	MARY SWEARINGIN	<i>M. Swearingin</i>	12715 Fieldcreek Ln, Reno 89511	mimiandstephan@charter.net
8/19/24	Bill Stone	<i>Bill Stone</i>	17155 SNOWBERRY RENO 89511	WS.SPENCE@GMAIL.COM
8/19/24	NICHOLAS ST JOHN	<i>Nicholas St John</i>	c/o 280 GREG ST, #10, RENO 89502	

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Date	Name (Print)	Signature	Address	E-mail Address
1 02/17/24	SANJA GREGORY	<i>SGregory</i>	320 SANCTUARY Way, Washoe Valley, NV	SANJA.JUNO@GMAIL.COM
2 8/17/24	Suzanne Whalley	<i>SWhalley</i>	4870 FREEDOM Ct Washoe Valley	TWIN_STAR@MSU.COM
3 8-17-24	Thomas Tizzari	<i>T Tizzari</i>	330 Little Washoe Dr. Washoe Valley	ptw4c33@gmail.com
4 8-17-24	Kathryn Welch	<i>K Welch</i>	375 Esmeralda Drive Washoe Valley	knwelch87@gmail.com
5 8/17/24	Dean Welch	<i>D Welch</i>	375 Esmeralda Dr, Washoe Valley	tempog186@gmail.com
6 8-17-24	Ann McLaughlin	<i>Ann McLaughlin</i>	3325 WHITE PINE DR	lola75317@yahoo.
7 8-17-24	Samuel Sheroff	<i>S Sheroff</i>	3325 White Pine Dr	normad4252@galco.ca
8 8-17-24	Sennell Peck	<i>S Peck</i>	5675 meacham st Washoe Valley	wasinobeloomis@gmail.com
9 8-17-24	Phillip Loomis	<i>P Loomis</i>	5675 Meacham Washoe Valley	washoe loomis@gmail.com
10 8/17/24	Michelle Moreno	<i>M Moreno</i>	320 Galena Pines Rd Reno NV 89521	michelle.moreno45@stall.
11 8/17/24	Michael Bush	<i>M Bush</i>	3025 WHITE PINE DR. Washoe Valley NV 89704	wixtiger05@yahoo.com
12 8/17/24	Gene E. Johnson	<i>G E Johnson</i>	320 COOT Way Washoe Valley 89704	candgenviro@gmail.com
13 8/17/24	Patricia Bobo	<i>P Bobo</i>	1580 Brenda Way, Washoe Valley 89704	tigerpaw79@yahoo.com
14 8/17/24	ORION BOBO	<i>O Bobo</i>	1580 BRENDA Way, Washoe Valley 89704	ORIONBOBO@YAHOO.COM
15 8/17/24	Linda Harrison	<i>L Harrison</i>	395 US HWY 395 N. Washoe Valley	shoponly395@aol.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/17/24	Joanne Call	<i>JCall</i>	200 W. Guffey Dr.	jcall3159@gmail.com
8-17-24	DAVE CALL	<i>Dave Call</i>	200 W Guffey Dr	N659SD@HOTMAIL.COM
8/17/24	Barbara Farley	<i>Barbara Farley</i>	45 Lewers Creek Rd	Barb farley 45@yahoo.com
8/17/24	ALLEN FARLEY	<i>Allen Farley</i>	75 LEWERS CREEK RD	BARB FARLEY 45 @ YAHOO.COM
8-17-24	HARRY DEAN WHITLOCK	<i>Harry Dean Whitlock</i>	3650 Lyon Ln	lisandean@sbcglobal.net
8-17-24	Marvin Sevedge	<i>Marvin Sevedge</i>	1505 Hot Springs Rd	Sevedge@churter.net
8-17-24	Alee Sevedge	<i>Alee Sevedge</i>	1505 Hot Springs Rd	" "
8/17/24	Jamie Frayne	<i>Jamie Frayne</i>	200 E Hampton Dr, 90 W Laramie Dr	chfuif15@gmail.com
8/17/24	Donald J. Libby	<i>Donald J Libby</i>	4095 Woodcock Way	donlibbymail@gmail.com
8-17-24	CARMA J. Taylor	<i>C Taylor</i>	3090 White Pine Dr	heycjtaylor@gmail.com
8-17-24	Katie m Park	<i>Katie m Park</i>	320 Little Washoe Dr	Kjgotfast@gmail.com
8/17/24	BRETT JAMES	<i>Brett James</i>	1785 SLIDE VIEW WAY WV	BRETT33621@GMAIL.COM
8/17/24	Pamella J Hinds	<i>Pamella J Hinds</i>	1300 Brenda Way	CSr265@gmail.com
8-17-24	Mary Logan Lewis	<i>Mary J Lewis</i>	3415 Clark Dr. WV	Boneyedger123@hotmail.com
8-17-24	Arsel Lewis	<i>Arsel Lewis</i>	3415 Clark Dr	plumlewis@yahoo.com

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8/17/24	Kathy Wipman		4030 Drake Valley	WIPMANKH@GMAIL.COM
8/17/24	Noana Sugumaran		2345 Buerstein Dr Washoe Valley	
8/17/24	Mike Blasquez		4750 Giles way Washoe Valley NV	mblasquez@bcglobe.net
8/17/24	Josie Espinoza		4060 Blue way W. Washoe Valley NV	digits9.5@hotmail.com
8/17/24	MICHELLE C. PALMER	Michelle C. Palmer	2125 BRENDAWAY, WASHOE VALLEY, NV	absolutelym@att.net
8/17/24	Jenna Lundemo		1845 Eastlake Blvd Washoe Valley, NV	jennalundemo@gmail.com
8/17/24	Gary DeVore		3600 Douglas Dr Washoe Valley	gord88948@duke.com
8/17/24	Oscar David		3035 Bonfire Ln Reno	odflyer1@yahoo.com
8/17/24	Rita Smith		4290 Gaudin Lane	izrita@comcast.net
8/17/24	Zachary Andrews		1472 Brenda Way	Zandrews13@gmail.com
8.17.24	Michelle John O'Neal		320 Wildlife Way Washoe Valley NV	mdj5461@aol.com
8/17/24	RANDY O'NEAL		320 Wildlife Way, Washoe Valley NV	RRONEAL1@aol.com
8/19/24	Jakov Tolhurst		240 Monarch Dr. Washoe NV 89704	JakovT@gmail.com
8/17/24	Jesse Kimbro		775 Washoe Drive 89704	Kimbrojess23@gmail.com
8/17/24	Cynthia M. Kibler		110 Jackdaw Lane Washoe Valley	Cynthiaherbe@aol.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/17/24	Margaret Killough		2160 Ox Circle Washoe Valley 89404	maggiekillough@yahoo.com
8/17/24	ERICKA NELSON		305 Flicker	
8/17/24	Paul SITZE	Paul A. Sitze	4220 EASTLAKE BLVD. Washoe Valley	pasitze@yahoo.com
8-17-24	Charlene Carman		2470 Chukard Washoe Valley	
8-17-24	Jennifer Wiles		420 Puma Dr.	jwiles16@yahoo.com
8/17/24	Paul Wiles		420 Puma Dr	PWiles85@yahoo.com
8/17/24	Boylebowers		2349 Chipmunk	
			2390 Buckskin Dr. W.V	ilikefreely@yahoo.com
8/17/24	Karla Clark Elvrum		5100 Madras St. W.V.	kelvrum@contractschooling.com
8/17/24	KEVIN ELVRUM		5100 Madras St W.V	kelvrum@contractschooling.com
8/17/24	Lathy Sheela		4373 S. Jumbo Circle	skylark29@gmail.com
8/17/24	Donald Vonarx		1810 Brenda Way W.V.	donvonarx@gmail.com
8/17/24	Frank Beardsley		5735 Madras St W.V. NV	
	Veronica Beauchamp		5735 Madras St. W.V. NV	sumbeaugh@wv.com
8/17/24	Gary Cantrell		3955 Ormsby Pl Washoe NV	garyretnd69@aol.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/16/24	Kay MADOLE		5740 Lyon Ln	KMadole@charter.net
8/16/24	Sean Madole		1105 E. GOLF DR	Seanmadole@charter.net
8/16/24	CREG COLEMAN		240 WILBUCK Rd. RENO NV	ESTIMATING775@GMAIL.COM
8/16/24	Robert Allen		435 Flicker Cir Washoe Valley	revroblakertana@gmail.com
8/16/24	Kevin FREDRICKS		725 RIVERSIDE DR RENO NV	KFREDNV@gmail.com
8/16/24	Brigitte Holcomb		66 Sunbeam Ln. Reno NV	Ibback2b@aol.com
8/16/24	SANDRA HAVNIEAR		70 SUNBEAM LN. RENO NV	JHAVNIEAR@CHARTER.NET
8/16/24	Lauren Hampton		3485 Clark drive	laurenhampton20@gmail.com
8/16/24	Phillip Longbain		2240 Ives Ave Reno	plongbain@charter.net
8/16/24	GABRIELA VELEZ		1024 ASPEN GROVE CIR	
8/16/24	Christine Johnson		320 Coot Way, Washoe Valley	cjanthledy@gmail.com
8/16/24	Curt Chipman		3310 Pershing Ln Washoe Valley	Curt.T??Coutlook.com
8/16/24	Mike Lasher		3036 Chipman/C Dr W.V.	mike.lasher2@gmail.com
8-17-24	LIZ FORD		3255 Pershing Ln Washoe 89704	liz.ford9@gmail.com
8-17-24	Joseph Marzelli		335 old Washoe circle 89704	marzelli@me.com

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Date	Name (Print)	Signature	Address	E-mail Address
8-17	Stephanie Pirtle	<i>[Signature]</i>	1462 Eunice Way	deshime@att.net
8-17	Mark Pirtle	<i>[Signature]</i>	1462 Eunice Way	mpirtle58@gmail.com
8-17	Eileen French	<i>[Signature]</i>	3650 Old US Hwy 395 N	my.meme.4three@att.com
8-17	MAUREEN COLLINS	<i>[Signature]</i>	325 Brande Way, Washoe Valley	maureen.o.collins@gmail.com
8-17	Jay Collins	<i>[Signature]</i>	325 Brande Way, Washoe Valley	jayhalseycollins@gmail.com
8-17	JOEL BREWEN	<i>[Signature]</i>	1293 BRENDA WAY	RADIOTECH STEEL@gmail.com
8-17	Delorah Oetjen	<i>[Signature]</i>	1293 Brenda Way	maskfins@yahoo.com
8/17	Gina Sukethand	<i>[Signature]</i>	1460 Eunice Way Washoe Valley	dolcetera@sbcglobal.net
8/17	Suzanne Oriego	<i>[Signature]</i>	1465 E. Coffey Rd. Washoe Valley	Suzanneanddoug@gmail.com
8/17	Louise Smith-Epton	<i>[Signature]</i>	4940 Leo Bingoch Washoe Valley NV	lsmith7011@stl.com
8/17/24	Nancy S. Brewster-Meredith	<i>[Signature]</i>	185 Cottontail Ln Washoe, NV	nsmmeredith@gmail.com
8/17/24	CARL KEITH	<i>[Signature]</i>	315 OLD WASHOE CIRCLE WASHOE VALLEY, NV	carlkeithjr@gmail.com
8/17/24	Kathryn Howard	<i>[Signature]</i>	145 Andrew Lane, Reno 89521	kedshoward@msn.com
8/17/24	CANDICE ELLIOTT	<i>[Signature]</i>	22 BELLE VUE RD WASHOE VALLEY 89704	WASHPEEPS@yahoo.com
8/17/24	Greg A. Park	<i>[Signature]</i>	320 Little Washoe Dr. NV 89707	gagofast@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/17/24	Edward Hunt		5755 Old US Hwy 395 N	edhunt4533@gmail.com
8/17/24	Savannah Rehn		5755 old us HWY 395 N	savannahrehn@gmail.com
8/17/24	Kelly Rehn		5755 old us Hwy 395 N	Kelly.rehn@sbglobal.net
8/17/24	Laurea Jones		22785 US Hwy 395 S.	laurenroaldson@gmail.com
8/17/24	Adam A Jones		22785 US Hwy 395 S.	aaalexanderjones@gmail.com
8/17/24	Jeanne Lilly-Molloy		1705 Irving Pl, Washoe Valley	molloyjeanne1@gmail.com
8/17/24	DONALD E. MOLLOY		1705 IRVING PL WASHOE VALLEY	NONE
8/17/24	CAROL WILKERSON		1495 HOT SPRING RD RENO	
8/17/24	Lynda Wilkerson		1495 Hot Springs Rd Reno	lulumalock@sbcdkal.net
8/17/24	Nancy James		1785 Slide View way cc	brett316@aol.com
8/17/24	LYNN LIBBY		4095 Woodcock Way Washoe	lynn.libby@gmail.com
8/17/24	R. Steve Wade		3835 Lyon Ln. Washoe Valley, NV	
8/17/24	Cynthia LaRue		315 Little Washoe Dr. CC	nv.actdataucholae@hotmail.net
8/17	SONNY NAJAE		3090 WHITE PINE DR.	SONNY.NAJAE@GMAIL.COM
8/17	Jax Navare		3090 WHITE PINE	Jaxilbu@gmail.com

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8-17-24	James Lewis	<i>James Lewis</i>	3955 Ormsby Pl, Washoe Valley, NV	
8-17-24	Elaine Martin	<i>Elaine Martin</i>	505 URO Home Rd " "	elms505@sbccj.com.net
8-17-24	Gerald Ross	<i>Gerald Ross</i>	788 Old Ophir Rd	geraldross@charter.net
8/17/24	Lisa Bury	<i>Lisa Bury</i>	1937 Lake Shore Dr.	lisaberry25@gmail.com
8/17/24	Bryon M Gregory	<i>Bryon M Gregory</i>	320 Sandman Way, Washoe Valley, NV	gregoryink@gmail.com
8/17/24	Greg Herbold	<i>Greg Herbold</i>	110 Jackdaw Ln Washoe Valley	GHERB@qooqa.com
8/17/24	Nanette Oleson	<i>Nanette Oleson</i>	287 Surrey Dr Pleasant	nanette@nanetteoleson.com
8/17/24	Richard Italy	<i>Richard Italy</i>	215 DRAKE WAY W.V. EVERBROWN	01@CMATV.CC
8/17/24	Lydia Teel	<i>Lydia Teel</i>	1420 Brenda Way, Washoe Valley, NV	peri.lydia@gmail.com
8-17-24	Mark Boyadjian	<i>Mark Boyadjian</i>	1480 Willomonte Road Reno, NV 89521	mboyadjian@comcast.net
8-17-24	Andrew Sels	<i>Andrew Sels</i>	3175 Holly Lane, Washoe Valley	Selsandrew@charter.net
8-17-24	Robbin Muller	<i>Robbin Muller</i>	19310 Annie Ln. Reno, NV	robbin@roll-chaiken.com
8-17-24	SUSAN ROLL	<i>Susan Roll</i>	19440 ANNIELN. RENO, NV	SUSAN@ROLL-CHAIKEN.COM
8/17/24	DANA CHAIKEN	<i>Dana Chaiken</i>	19440 ANNIELN RENO NV	DANA@ROLL-CHAIKEN.COM
8/17/24	DARWIN BROWN	<i>Darwin Brown</i>	5755 OLD US 395 W	DARWINBROWN@SBCGLOBE.COM

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8-17-24	Richard Sorenson	<i>Richard Sorenson</i>	3345 Nye Dr. Washoe Valley, NV	Sorensonrichard@icloud.com
8/17/24	William Cowan	<i>Will Cowan</i>	90 Sunbeam Ln, Reno, NV	sculpin45@yahoo.com
17/Aug/24	Cathryn Cope	<i>Cathryn Cope</i>	315 McClellan Dr. Washoe Valley, NV	jace.cathy@reagan.com
8/17/24	GERALD COPE	<i>Gerald Cope</i>	315 McClellan Dr. Washoe Valley, NV	JACOICATHY@REAGAN.COM
8/17/24	TRAY McLeod	<i>Tray McLeod</i>	5725 Meacham St Washoe Valley, NV 89704	tmcleod120@gmail.com
8-17-24	MIKE McLeod	<i>Mike McLeod</i>	5725 Meacham St Washoe Valley, NV 89704	PANVERS725@gmail.com
8-17-24	STEVE GIARDINA	<i>Steve Giardina</i>	1300 BRENOA WAY WASHOE VALLEY 89704	STEDIERICKS@GMAIL.COM
8-17-24	Brenda Julian	<i>Brenda Julian</i>	325 Esmeralda Dr Washoe Valley, NV	BLJULIAN60@gmail.com
8-17-24	Thomas Julian	<i>Thomas Julian</i>	325 Esmeralda Dr Washoe Valley, NV	TWJULIAN1956@gmail.com
8-17-24	Kathleen Johns	<i>Kathleen Johns</i>	5620 Old Hwy 395N WV	Knvtrails@aol.com
8-17-24	Ailee Stibler	<i>Ailee Stibler</i>	395 Lake DR OLD WASHOE NV	fstitelee@yahoo.com
8-17-24	Nakea French	<i>Nakea French</i>	335 Wildlife Way Washoe V, NV	nfrench64esb@icloud.net
8/17/24	Brian O'Leary	<i>Brian O'Leary</i>	7300 Granite Ridge Ct Washoe Valley, NV	Olearybf@gmail.com
8/17/24	Bev Lubelt	<i>Bev Lubelt</i>	187 Pipanita Ct Washoe Valley	beverlylubelt@gmail.com

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter.

PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/17	Lisa-Marie Lightfoot		2050 Chipmunk Drive, Washoe Valley	lmlightfoot@gmail.com
8/17	Beverly Horn		3230 Churchill Dr. Washoe Valley	Hospitality1@yahooweb.com
8/17	Dennis Sweetland		460 Emeryway Washoe Valley NV	dsweetland@gmail.com
8/17	Clayton Johnson		4080 Woodcock Way	Lizandking79@gmail.com
8/17	Shelly Brewer		185 Potomac Way Washoe Valley	joy.nov@charter.net
8/17	JOAN BUCKLER		10595 BLOCKADE DR RENO, NV	jbuckler@hotmail.com
8-17-24	Breo Buckler		10595 Blockade Dr - Reno, NV	bjbuckler@home1.com
8-17-24	Jami Kertk		315 Old Washoe Circle Washoe Valley	teminatusca@gmail.com
8-17-24	David Tubelt		187 Poponia Ct. Washoe Valley	tubelt@aol.com
8-17-24	ERIC OTTENHEIMER		22 BELLEVUE RD. WASHOE VALLEY	ottenheimer2some@yahoo.com
8-17-24	Edward Rowen		3915 White Pine Dr Washoe Valley	
8-17-24	Sala Sherwood		780 Washoe Dr. Washoe Valley	
8/17/24	Jon Sandberg		3067 White Pine Dr Washoe Valley	
8/17/24	Suzie Bush		180 Coyote Dr Washoe Valley	

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Date	Name (Print)	Signature	Address	E-mail Address
1 8/17/24	Robert Harper	<i>[Signature]</i>	395 Poma Dr.	charperx@att.net
2 8-17-24	Patricia Leighty	<i>[Signature]</i>	3930 Ormsby Place, W.V., NV	PatriciaLeighty@yahoo.com
3 8-17-24	William F Leighty	<i>[Signature]</i>	3930 Ormsby Place, W.V., NV	PatriciaLeighty@yahoo.com
4 8/17/24	Michelle Jackson	<i>[Signature]</i>	265 W. Coyote Dr. W.V., NV	iwillis@yahoo.com
5 8/17/24	Walter Hirsch	<i>[Signature]</i>	3955 Churchill Dr. W.V. NV	wh7225@gm.aic.com
6 8/17/24	Sol Hirsch	<i>[Signature]</i>	3955 Churchill Dr. W.V. NV	cali9032@gmail.com
7 8/17/24	Sherr. Pinnock-Rousse	<i>[Signature]</i>	5653 Old US 395 N W.V. NV	sharrisonse@hotmail.com
8 8/17/24	Scott Rousse	<i>[Signature]</i>	5653 Old US 395 N W.V. NV	SAR-2112@hotmail.com
9 8/17/24	IRIS FITCH	<i>[Signature]</i>	365 Old Washoe Cir W.V. NV	
10 8/17/24	ANDY BRUNS	<i>[Signature]</i>	765 Old Washoe Cir W.V. NV	ANDREW.D.BRUNS@HOTMAIL.COM
11 8/17/24	David Hass	<i>[Signature]</i>	2945 Eagle St W.V. NV	lorenzoferrari@hotmail.com
12 8/17/24	CARRIE HASS	<i>[Signature]</i>	2945 EAGLE ST. W.V. NV	carrie71705@hotmail.com
13 8/17/24	Juice Boyadjian	<i>[Signature]</i>	1480 Willomonte Rd. Reno, NV	jujub99@comcast.net
14 8/17/24	CHARLES LAKING	<i>[Signature]</i>	315 Little Washoe Dr. Washoe Valley NV 89707	ctlaking@charter.net
15 8/17/24	Marianne Sheahan	<i>[Signature]</i>	330 Little Washoe Dr. Washoe Valley NV	t.ziano7@gmail.com

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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Dan Harrison	<i>[Signature]</i>	39545 Hwy. 395 S.	shoponly@aol.com
2	8/17/24	Debbie Stiteler	<i>[Signature]</i>	395 Lake Dr Washoe Valley 89704	debbies849@yahoo.com
3	8/17/24	Heidi MacDonald	<i>[Signature]</i>	2215 Wildflower Dr. Washoe Valley	macdonald36@gmail.com
4	8/17/24	Stacy Ottenheim	<i>[Signature]</i>	22 Bellevue Rd Washoe Valley	Ottenheimr25me@yahoo.com
5	8/17/24	CRISTINA ALVAREZ	<i>[Signature]</i>	5755 WHITMAN ST WASHOE VALLEY	LIL.PI.GUY@GMAIL.COM
6	8/17/24	Debra Kowen	<i>[Signature]</i>	3015 White Pine, Washoe	—
7	8/17/24	Delia Greenhalgh	<i>[Signature]</i>	140 Andrew Lane Reno, NV	sdsteamboat@gmail.com
8	8/17/24	Jack Greenhalgh	<i>[Signature]</i>	"	"
9	8/17/24	Dyana SARTAIN	<i>[Signature]</i>	4300 DRAKE way WASHOE VALLEY NV 89704	hacleboy45@ptz.net
10	8/17/24	Wanda Paterson	<i>[Signature]</i>	3005 White Pine Dr WASHOE VALLEY NV 89704	paterson30@outlook.com
11	8/17/24	Barbara VonMarx	<i>[Signature]</i>	1810 Brenda Way WV, NV 89704	barbavonmarx@gmail.com
12	8/17/24	Reuben Dawkins	<i>[Signature]</i>	425 Puma Dr 89704	RSDawkins@charter.net
13	8/17/24	John Richard Pileg	<i>[Signature]</i>	7451 Granite Ridge Ct Washoe Valley NV 89704	pileg.jact@gmail.com
14	8/17/24	Jill A. Dickinson-Riley	<i>[Signature]</i>	7451 Granite Ridge Ct Washoe Valley NV 89704	jillamariler@gmail.com
15	8/17/24	Barbara Keleher	<i>[Signature]</i>	8065 List Country Road, CC, NV 89703	sarbkhiker@yahoo.com

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Thank you for your attention to this critical matter.

NV 89703

PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/17/24	SUSAN JONES	<i>Susan Jones</i>	3000 White Pine Dr	
8/17/24	Marilyn Cebel	<i>Marilyn Cebel</i>	305 ANDREW LN	mcebel@aol.com
8/17/24	Deborah Gorham	<i>Deborah Gorham</i>	405 Puma Drive	bonanza ranch 53@gmail.com
8/17/24	Allen Steffan	<i>Allen Steffan</i>	405 Puma Drive	allen.steffan@gmail.com
8/17/24	Ruth Kilgore	<i>Ruth Kilgore</i>	235 McClelland Dr	rkill154321@aol.com
8/17/24	BRIDGET McWilliams	<i>Bridget McWilliams</i>	2260 Wildflower Dr	yansa-child@yahoo.com
8/17/24	Roy Bridges	<i>Roy Bridges</i>	2260 wildflower dr.	roybridges@gmail.com
8/17/24	Brad Peters	<i>Brad Peters</i>	153 Peppy San Ct. Washoe Valley	rbradp@sbcsbbol.net
8-17-24	Deborah Milliron	<i>Deborah Milliron</i>	7500 Granite Ridge Ct	mrsanpro@gmail.com
8-17-24	John Milliron	<i>John Milliron</i>	" " "	JPMilliron@gmail.com
8-17-24	Scott E. Soderstrom	<i>Scott E. Soderstrom</i>	8065 List Country Rd Carson City NV 89705	plumbob66@hotmail.com
8-17-24	Norah Hogue	<i>Norah Hogue</i>	2300 Wildflower Dr. NV 89704	Norah-h@charter.net
8-17-24	MARC HOGUE	<i>Marc Hogue</i>	2300 WILDFLOWER DR., NV 89704	
8-17-24	Madeline Carpenter	<i>Madeline Carpenter</i>	14237 Quail Springs Ct. RN 89511	mhcarpenter@stieglhof.net
15				

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/15/24	Daniel Rybicki	<i>[Signature]</i>	4065 Partridge Lane Washoe Valley	Rybicki615@hotmail.com
2	8/15/24	Katie Rybicki	<i>[Signature]</i>	4065 Partridge Lane Washoe Valley	Rybicki615@hotmail.com
3	8/15/24	Cathrin Rybicki	<i>[Signature]</i>	4065 Partridge Lane Washoe Valley	Rybicki615@hotmail.com
4	8/15/24	Cody Hampton	<i>[Signature]</i>	5485 Clark Drive Washoe Valley	Codyhampton4@gmail.com
5	8/15/24	Richard Voss	<i>[Signature]</i>	1195 DUNBAR DR, WASHOE VALLEY	RVoss44@SBCglobal.com
6	8-15-24	LYNND A VOSS	<i>[Signature]</i>	1195 DUNBAR DR, WASHOE VALLEY	LNVOSS208@SBCglobal.com
7	8-15-24	Jim Peters	<i>[Signature]</i>	1165 Dunbar Dr Washoe Valley	
8	8-15-24	Denton Mars	<i>[Signature]</i>	1232 Shiner Dr Washoe Valley	mardenton27@gmail.com
9	8-15-24	Jeff Meyer	<i>[Signature]</i>	1810 East Lake Blvd	
10	8-15-24	Logan Laughlin	<i>[Signature]</i>	3350 Churchill Dr	LoganLaughlin775@icloud.com
11	8-15-24	Justin Paidakovich	<i>[Signature]</i>	305 Kitts Way Reno, NV 89521	PEEDOK@MAC.COM
12	8-15-24	Sevannah Harrington	<i>[Signature]</i>	4755 Jumbo Grade Way	sevannahharrington@aol.com
13	8-15-24	Areli Mata	<i>[Signature]</i>	4170 CASA BLANCA RD 89502	arelihorres75@gmail.com
14	8-15-24	Dan Mata	<i>[Signature]</i>	4170 Casa Blanca Rd 89502	danmata89@gmail.com
15	8-15-24	Maryjo Madole	<i>[Signature]</i>	37801 Jon Ln Washoe Valley 89704	

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number TM06-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
1 8/9/24	Jack D. Bell	<i>Jack D Bell</i>	3801 Lyon Ln Washoe Valley	SnoopyThbaw AOL.COM
2 8/9/24	Lynda L. Bell	<i>Lynda Bell</i>	3801 Lyon Ln. Washoe Valley	lvgolden@gmail.com
3 8/9/24	Leigh Lunt	<i>Leigh Lunt</i>	3770 Churchill Washoe Valley	KATHWATHE@CHARTER
4 8/9/24	JEFF MAE	<i>Jeff Mae</i>	220 FLICKER CIRCLE "	JEFFREY, ALAN, MAE
5 8/9/24	Stacie Swift-Smith	<i>Stacie Swift-Smith</i>	1232 Skinner Drive Washoe Valley	StacieMae55@gmail.com
6 8/9/24	Shannon Hill	<i>Shannon Hill</i>	4400 Eastlake Washoe Valley	Shannon.Hill.Teach@gmail.com
7 8-9-24	Linda Elliott	<i>Linda Elliott</i>	2905 Lakeshore Washoe Valley	LindaElliott@gmail.com
8 8-9-24	Anneka Schot	<i>Anneka Schot</i>	2905 Lakeshore Dr.	anneka.schot@ychoo.com
9 8-9-24	Joel Cote	<i>Joel Cote</i>	2336 E. Lake Blvd	JoelCote@ychoo.com
10 8/9/24	CRISTO BAKER	<i>Cristo Baker</i>	35 Cottontail Ln	cbaker01@gmail.com
11 8/9/24	Sharon Tetly	<i>Sharon Tetly</i>	35 Cottontail Ln	sharontetly@gmail.com
12 8/9/24	Vince Yanci Breen	<i>Vince Yanci Breen</i>	3475 Chumey Hill Drive WV	VYBCCACTING@GMAIL.COM
13 8/9/24	monica Sanchez	<i>Monica Sanchez</i>	1745 Tulare St. Reno, N.V. 89502	monicagom21@gmail.com
14 8/9/24	Maxine Weiss	<i>Maxine Weiss</i>	3155 Holly Lane Washoe Valley	Mesw3@aol.com
15				

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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10/24	Heather Hunsinger	<i>[Signature]</i>	4697 Cummings Rd Washoe Valley	hunsingerheather@gmail.com
8/10/24	J. Bruce Armstrong	<i>[Signature]</i>	4617 CADYBAG Pk Washoe Valley	Bruce@armstrong.net
8/10/24	Clare Holland	<i>[Signature]</i>	3830 TRAVEL WAY CC 89701	clareholland@gmail.com
8/10/24	Rachel Nether	<i>[Signature]</i>	4120 Beaver Dr Washoe Valley	rachelnether@gmail.com
8/10/24	Dale Johnson	<i>[Signature]</i>	405 Old Washoe Cir 89701	djohnson@qmail.com
8/10/24	Dennis Collins	<i>[Signature]</i>	1520 Brenda Way NV	collinsdennis@gmail.com
8/10/24	Darba Colburn	<i>[Signature]</i>	1520 Brenda Way Washoe Valley NV	darba.colburn@gmail.com
8/10/24	Clas Salazar	<i>[Signature]</i>	2680 Beaver Dr. Washoe Valley	clas@salazar.net
8/10/24	Dave Baum	<i>[Signature]</i>	1870 Brenda Way	baumt1915@juno.com
8/10/24	Thomas MacNeil	<i>[Signature]</i>	2151 Port View Dr Sparks NV	thomas@ssc@icloud.com
8/10/24	Ken Trankle	<i>[Signature]</i>	4248 Garden Lane Washoe Valley NV	Trankle@gmail.com
8/10/24	Timmy West-Snyder	<i>[Signature]</i>	3660 Lynn Lane Washoe Valley NV	timmy@west-snyder.com
8/10/24	Elizabeth Keite	<i>[Signature]</i>	2175 Lakestone Dr NV	blideview@aol.com
8/10/24	Barbara Mason	<i>[Signature]</i>	2350 BEAVER DR WASHOE VALLEY NV	barb@barb.com
8/10/24	Ryan Scheller	<i>[Signature]</i>	3393 LYON BLVD Washoe Valley	Ryan.Scheller@gmail.com

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10/24	Stacy Riolo	<i>[Signature]</i>	2035 Buckskin Dr. WV 89704	scriob@charter.net
8/10/24	Susan V Riolo	<i>[Signature]</i>	1490 Brenda Way WV 89704	maxwell4me@sbcglobal.net
8/10/24	Toni Agee	<i>[Signature]</i>	3415 White Pine Dr 89704	dogstomphelpers@gmail
8-10-24	Lynn Nelson	<i>[Signature]</i>	3801 Lynn Ln. Washoe Valley NV	
8-10-24	Brian Harvey	<i>[Signature]</i>	4255 Gander Ln. Washoe Valley, NV 89704	brian@sbglobal.net
8-10-24	Robert Tschida	<i>[Signature]</i>	3022 Sydney Circle	
8-10-24	Carmen Tschida	<i>[Signature]</i>	3022 Sydney Circle	
8/10/24	Teri Skubroner	<i>[Signature]</i>	3550 Big Sky Ct. Reno, NV 89503	tstarr2@gmail.com
8/10/24	Eileen Thomas	<i>[Signature]</i>	3370 White Pine Dr Washoe Valley NV 89704	etridel@me.com
8/10/24	Nick Finlan	<i>[Signature]</i>	3265 NYE Dr, Washoe Valley NV 89704	nfinlan@comcast.net
8/10/24	Eren Engelsen	<i>[Signature]</i>	3265 Nye Dr. Washoe Valley NV 89704	
8/10/24	Anna Rodegard	<i>[Signature]</i>	3265 Nye Dr. Washoe Valley 89704	
8/10/24	Lars Engelsen	<i>[Signature]</i>	3265 NYE DR. Washoe Valley 89704	
8/10/24	sky Willis	<i>[Signature]</i>	3265 NYE DR. Washoe Valley 89704	
8/10/24	Robert Thomas	<i>[Signature]</i>	2020 Rabbit Dr. Roberts, NV	roberta.herrington@charter.net

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
1				
2				
3	8/10 Britani Datu		2970 HAWK ST	brit.brit12@gmail.com
4	8/10 [Faded]		[Faded]	[Faded]
5	8/10 [Faded]		[Faded]	[Faded]
6	8/10 Dawn Wilson		3000 [Faded]	[Faded]
7	8/10 David Wilson		3000 [Faded]	dave.wilson@day.com
8	8/10 [Faded]		[Faded]	[Faded]
9	8/10 [Faded]		[Faded]	[Faded]
10	8/10 Tom Ahmed		72872 CARRAGE RD	
11	8/10 Andy See-Searcy		605 Oro Loma Rd	
12	8/10 Michael [Faded]		605 Oro Loma Rd	
13	8/10 Elaine Oxley		3750 CRMSBY PI	
14	8/10 Cypsybell Watson		3350 Lyon Lane	mscypsybell@aol.com
15	8/10 Cines Amado		665 Oro Loma RD	KEATYMA09@gmail.com

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10/24	Laure Turner	<i>Laure Turner</i>	3620 Esmeralda DR.	nevada4LTEsbccglobe@yahoo.com
8/10/24	Madison Lopez	<i>Madison Lopez</i>	125 Jackdaw Cir	madisonkatalan@yahoo.com
8/10/24	Aaron Allison	<i>Aaron Allison</i>	3560 Churchill DR	aaron.allison74@gmail.com
8/10/24	Devon Kapp	<i>Devon Kapp</i>	3560 Churchill DR	DBK1862@gmail.com
8/10/24	Candy Allison	<i>Candy Allison</i>	3560 Churchill DR	candyallison74@yahoo.com
8/10/24	Nashy Johnson	<i>Nashy Johnson</i>	2225 Buckskin Dr	mstangrid@yahoo.com
8/10/24	Mariah Pickett	<i>Mariah Pickett</i>	3710 CHURCHILL DRIVE	mariahpickett@gmail.com
8/10/24	Helena Crawford	<i>Helena Crawford</i>	890 Washoe Drive	magrose83@gmail.com
8/10/24	Sarah Langman	<i>Sarah Langman</i>	810 Washoe Drive	slangman10@gmail.com
8/10/24	Jennifer Harriman	<i>Jennifer Harriman</i>	1310 Eastlake Blvd	jharriman84@comcast.net
8/10/24	MIKE HARRIMAN	<i>Mike Harriman</i>	1310 EASTLAKE BLVD	MEH14@COMCAST.NET
8/10/24	Dominic Dea Fuente	<i>Dominic Dea Fuente</i>	175 W. Coyote Dr.	lander_shot7@yahoo.com
8/10/24	SUSAN HAHN	<i>Susan Hahn</i>	175 W. COYOTE DR.	at.least_21@yahoo.com
8/10/24	RON ALLISON	<i>Ron Allison</i>	3560 CHURCHILL DR	CAPRON41FJ40@yahoo.com
8/10/24	Robyn Albreck	<i>Robyn Albreck</i>	4720 Giles Way Washoe Valley	ralbreck@yahoo.com

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter.

WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number TM06-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10/24	Michelle Ting		3710 Lakeshore Dr	dargydaydreams@gmail.com
8/10/24	Stephen Ting		3710 Lakeshore Dr	Sctingadvn@gmail.com
8/10/24	Tacolin Simmons		550 Mt Mahogany Ct	wmlxreade@gmail.com
8/10/24	TEENA PARK		3695 WHITE PINE	epark10325@gmail.com
8/10/24	Ashley Brown		3635 white pine Pl	atrivas590@yahoo.com
8/10/24	Stella Williams		3005 Chipmunk Dr	Swilliams7444@gmail.com
8/10/24	MICHELLE BLASQUEZ		4750 GILES WAY	mblasquez2@sbcglobal.net
8/10/24	MARY MILLER		806 WASHOE DR	DMilliers@gmail.com
8/10/24	Jessica S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com
8/10/24	Justin S. Baird		15100 Kellen Dr	jbaird123@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/10/24	James S. Bell	[Signature]	7310 Lyman Lane Washoe Valley NV	James.Bell@comcast.net
8/10/24	Justin Schiller	[Signature]	1215 2nd St. Washoe Valley NV	Justin.Schiller@gmail.com
8/10/24	John Smith	[Signature]	6000 Silverado Dr. Washoe Valley NV	John.Smith@comcast.net
8/10/24	Dawn McLaughlin	[Signature]	3700 Buckhorn Dr. Washoe Valley NV	Dawn.McLaughlin@comcast.net
8-10-24	Michelle Eckhardt	[Signature]	3710 White Pine Washoe Valley NV	[Signature]
8/10/24	Linda Dale	[Signature]	2235 Ralston Dr. Washoe Valley NV	Linda.Dale@comcast.net
8/10/24	Christina Nellwood	[Signature]	1743 9th St. Washoe Valley NV	Christina.Nellwood@gmail.com
8/10/24	Patricia Mungton	[Signature]	123 Tidal Ct. Washoe Valley NV	Patricia.Mungton@gmail.com
8/10/24	Stephanie Hall	[Signature]	4080 Ralston Dr. Washoe Valley NV	Stephanie.Hall@gmail.com
8/10/24	SHEA CLARK SMITH	[Signature]	2235 LAKESTORE DR. WASHOE VALLEY NV	Shea.ClarkSmith@aol.com
8/10/24	MARK TEASDALE	[Signature]	2975 HAWK ST. WASHOE VALLEY NV	MARK.TEASDALE@HOTMAIL.COM
8/10/24	MARK LIVERSON	[Signature]	1905 BRENDA WAY WASHOE VALLEY NV	MARK.LIVERSON@GMAIL.COM
8/10/24	Katie Hiersgard	[Signature]	3640 Lyon Lane Washoe Valley, NV	Katie.Hiersgard@gmail.com
8/10/24	LAWRENCE ETTER	[Signature]	2110 White Pine Dr. Washoe Valley NV	Ltodeo@gmail.com
8-10-24	Patricia ETTER	[Signature]	2110 White Pine Dr. Washoe Valley NV	tetter123@gmail.com

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PUBLIC COMMENT
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
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Date	Name (Print)	Signature	Address	E-mail Address
8-10	William Naylor	[Signature]	1065 DUNBAR DR W/ 89704	naylorw@charter.net
8-10	Kari Morrison	[Signature]	1275 Dunbar Dr. W/ 89704	kari36@att.net
8-10	Robert Tolman	[Signature]	1275 Dunbar Dr W/ 89704	tolmanr@att.net
8-10	Michael Sunday	[Signature]	1300 Dunbar Dr W/ 89704	msunday@att.net
8-10	Michelle Bink	[Signature]	1510 Dunbar Dr W/ 89704	mbink@att.net
8-10	Corina Monte	[Signature]	1615 S. Gullion Drive	corina@att.net
8-10	Marshall Bonal	[Signature]	1500 Eastlake Blvd	lgb@att.net
8-10	Melissa Larsen	[Signature]	3360 Lakeshore Dr	Melissa.larsen@gmail.com

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10	ELEN STACKER	<i>Elen Stacker</i>	3005 [unclear] [unclear]	[unclear]@charter.net
8/10	Deanna Nascomb	<i>Deanna Nascomb</i>	2280 Stone Dr Reno NV	deanna.nascomb@charter.net
8/10	Michelle McDaniel	<i>Michelle McDaniel</i>	2189 Kietzke Ln Unit A Reno NV	2urcentry042@yahoo.com
8/10	Morgan McDaniel	<i>Morgan McDaniel</i>	2189 Kietzke Ln Unit A Reno NV	morganmcdaniell8@gmail.com
8/10	Emilee N Drawver	<i>Emilee N Drawver</i>	130 Esmeralda Dr Washoe V NV	barabum93@gmail.com
8/10	Kyle B. Miller	<i>Kyle B. Miller</i>	15180 Western Springs PR	Kyle.Biller@gmail.com
8/10	Marilyn Clear	<i>Marilyn Clear</i>	435 FLICKER CIR	whamkam@yahoo.com
8/10	Richard Miller	<i>Richard Miller</i>	475 Flicker Cir	allenrichard@gmail.com

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WTM24-001
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8-10-24	VICTOR OLMEDO	<i>[Signature]</i>	665 ORO LOMA RD. WASHOE 89704	OLWASHOEMEDOV@GMAIL
8-10-24	LEORA DINSINGER	<i>[Signature]</i>	3375 White Pine Dr Washoe Valley, 89704	dminger@hotmail.com
8/10/24	Steve Meyer	<i>[Signature]</i>	3040 Kauffmann Ct Washoe Valley, 89704	Smeyer1112@aol.com
8/10/24	Lisa Meyer	<i>[Signature]</i>	3040 Kauffmann Ct Washoe Valley 89704	Lmeyer322@duck.com
8-10-24	Carlynn Goepna	<i>[Signature]</i>	3850 Ormsby Pl, Washoe Valley, NV 89704	kinggoepna@yahoo.com
8-10-24	Darcy Gillen	<i>[Signature]</i>	2490 Eastlake Blvd Washoe Valley 89704	darcyg@hotmail.com
8-10-24	CR. Casey	<i>[Signature]</i>	20 Bearst Washoe Valley	abcasey@aol.com
8-10-24	Mary Schindler	<i>[Signature]</i>	11035 Slideview Way WV, NV	hellowkewo@gmail.com
10:00	Rob Sticker	<i>[Signature]</i>	3040 Lyon Ln WV, NV	custommetalographics.com
10:00	LORI McFARLAND	<i>[Signature]</i>	3035 WHITEPINE, WV, NV	machanv@gmail.com
8-10-24	WILLIAM HARPER	<i>[Signature]</i>	3010 SYDNEY CIRCLE WV-NV	billymar@icloud.com
8-10-24	Melody Harper	<i>[Signature]</i>	3010 Sydney Circle Washoe Vall 89704	melodyann.harper@icloud.com
8-10-24	Mark Batza	<i>[Signature]</i>	10 Black Horse Ct. W.D. 89704	mbatza@aol.com
8-10-24	Barbara Kalligan	<i>[Signature]</i>	10 Black Horse Ct WV 89704	Parks2487@Verizon.net
8-10-24	Meighan Quinn	<i>[Signature]</i>	909 Washoe Drive Washoe 89704	herberberghighan@yahoo.com

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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Date	Name (Print)	Signature	Address	E-mail Address
8-10-24	Patrick Quinn	<i>[Signature]</i>	909 Washoe Dr Washoe Valley 89704	ponchopatel@guno.com
8-10-24	Garrett Schafer	<i>[Signature]</i>	3625 Clark Dr Washoe Valley	gcschafer2021@gmail.com
8-10-24	Meranda Darity	<i>[Signature]</i>	1631 Box Canyon Dr Reno NV 89521	meranda.darity@gmail.com
8-10-24	Lisa Hallmark	<i>[Signature]</i>	1455 Dunbar Dr WNV 89870	lmhallmark@yahoo.com
8-10-24	Richard L. Heep	<i>[Signature]</i>	36 Sunbeam Ct Reno NV 89521	heep@heep.com
8-10-24	NANCY KEF	<i>[Signature]</i>	2930 GALLE'S WASHOE 89704	netkef@yahoo.com
8-10-24	JUDY DUDLEY	<i>[Signature]</i>	2450 Chipmunk Washoe 89704	judydudley@yahoo.com
8-10-24	Carol Calkins	<i>[Signature]</i>	2470 Chipmunk Washoe 89704	
8-10-24	Marilyn Rusk	<i>[Signature]</i>	4905 Old Hwy 395 89704	LLHrusk@comcast.net
8-10-24	Bob Rusk	<i>[Signature]</i>	4205 " " " "	
8-10-24	Cornie Evans	<i>[Signature]</i>	2150 Washoe Dr Reno NV 89521	cornie.evans@gmail.com
8/10/24	Agne Schinzing	<i>[Signature]</i>	375 Linnel Way 89704	agnucka@yahoo.com
8/10/24	Cheryl Pricco	<i>[Signature]</i>	865 Old Ophir Rd 89704	thehunterandme@verizon.com
8/10/24	Judi Pricco	<i>[Signature]</i>	865 Old Ophir Rd. 89704	judi.blucyces3@yahoo.com
8/10/24	Sue Culbert	<i>[Signature]</i>	405 old washoe	sculberts@gmail.com

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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
 Attention: Julie Olander, Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number TMM06-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1					
2					
3					
4					
5		Steph Amy Casey		20 Bear St. N. Valley, NV 89704	abcassey@aol.com
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/27	MARK NASH		225 SURREYDR Reno	mnash-nvc@gmail.com
2	8/27	Carmela Sidell		19685 Paddlewheel Ln	carmelasidella@gmail.com
3	8/27	Lesley Welborn		19775 Paddlewheel Ln	LWelborn1965@yahoo.com
4	8/27	Lisa O'Sullivan		2450 Rhodes Rd.	nevadaloadmsn.com
5	8/27	Jim Welborn		19775 PADDLEWHEEL LN	welby0502@yahoo.com
6	8/27	JIMENARES		16085 RIVER CREEK CT	JTENDRES@comcast.net
7	8/27	BELINDA (MAY) ENRIQUEZ		16085 RIVER CREEK CT	belindaenriquez@gmail.com
8	8/27	Ryan Ramsdell		19755 Paddlewheel Ln	ramsdellryan1@gmail.com
9	8/29	J. E. Lamberson		1530 WILLOMATE RD	lambersonj@gmail.com
10	8/29	Agnes Kamen		1530 Willomate Rd	tatuhoho1@yahoo.com
11	8/29	Roger Drauffenbach		1530 Willomate Rd	abovedrest@yahoo.com
12	8/29	Aspen Crom		1255 Willomate Rd.	aspencrom@gmail.com
13	8/29	Garrett Graves		1255 Willomate Rd.	rettg2000@gmail.com
14	8/29	Anita Doyle		17820 S. Virginia St	anita.payel3@gmail.com
15	8/29	DENNIS SARGENT		17820 S. VIRGINIA	DSARGENT@NVDSS.COM

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Date	Name (Print)	Signature	Address	E-mail Address
8/28	LORI GRACE	Lori Grace	16950 S. Virginia St	loriashgrace@gmail.com
8/28	Kate Grace	Kate Grace	16950 S. Virginia St.	Kate@kgpt.com
8/28	Lys Shonnard	Lys Shonnard	105 Hidden Lake Dr	lysshonnard@sbcglobal.net
8/28	Paul Shonnard	Paul Shonnard	105 Hidden Lake Dr	pshonnard@sbcglobal.net
8/29	Laurie Smith	Laurie C Smith	505 Rhodes Rd, Reno	galianevada@yahoo.com
8/29	ED SMITH	Ed Smith	" " " "	"
8/29	Linda Talbott	Linda Talbott	3325 Mt Rose Hwy	LTRIDER@SBCGLOBAL.NET
8/29	Rick BLAKE	Rick Blake	175 CEDAR LN RENO	bettykordonowy@yahoo.com
8/29	Betty Kordonowy	Betty Kordonowy	175 CEDAR LN RENO	bettykordonowy@yahoo.com
8/29	Susan Christophe	Susan Christophe	10395 Tewa Ct Reno	Susanbbc@hotmail.com
8/29	Alex Christopher	Alex Christopher	10395 Tewa Ct Reno	alexgchris@icloud.com
8/29	Bruno Carlini	Bruno Carlini	285 Andrew Ln, Reno, NV	carlini4@sbcglobal.net
8/29	Jenny Ramsden	Jenny Ramsden	19795 Paddleshoe Ln	ramsdelj@hotmail.com
8/29	John Talbott	John Talbott	3325 Mt. Rose Hwy 89511	3talbs@sbcglobal.net
8/29	Michelle Santo	Michelle Santo	430 Andrew Lane Reno 89521	santojams@yahoo.com

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Date	Name (Print)	Signature	Address	E-mail Address
8-26-24	Mitchell Murway	<i>[Signature]</i>	2930 Falcon St. Washoe Valley NV	act.m.murway@gmail.com
8-28-24	Pixi Adams	<i>[Signature]</i>	3380 White Pine Dr.	132adams99@yahoo.com
8/31/24	Cody Brunson	<i>[Signature]</i>	10712 Misty Meadows Dr.	codybrunson11@gmail.com
8/31/24	Shauna Burdick	<i>[Signature]</i>	10712 Misty Meadows Dr.	burdick02@gmail.com
8/31/24	Carrie Tschuda	<i>[Signature]</i>	3022 Sydney Cir. Washoe Valley	ctschuda@gmail.com
8/31/24	Michael Fears	<i>[Signature]</i>	2220 Buckskin Dr., WV 8174	fears@mac.com
8/31/24	Diana Fears	<i>[Signature]</i>	8209 Rusty Sandstone Ct LV, NV 89131	diana.fears@icloud.com
8/31/24	Wendy O'Steen-Wilson	<i>[Signature]</i>	4345 Drake Way Washoe Valley 89704	wrrnwo@yahoo.com
8/21/24	David Pittman	<i>[Signature]</i>	1175 ISLEMEAD WAY	dn.pittman@gmail.com
8/31/24	JASON PARKER	<i>[Signature]</i>	3575 TRIPP DR. #2 RENO, NV. 89502	
8/31/24	Staci Conal	<i>[Signature]</i>	5530 Goldwood Dr Reno NV 89211	15conal@comcast.net
8/31/24	Chris Kalkreuth	<i>[Signature]</i>	10691 Fire Fly Circle Reno NV 89511	
8-31-24	Rose Gregory	<i>[Signature]</i>	425 Sparrow Way	RSKalkreuth@yahoo.com
8-31-24	Tamara Leonard	<i>[Signature]</i>	20 Sunbeam Ct	tantam2781@yahoo.com
8-31-24	KAY WHITE	<i>[Signature]</i>	11003 LAMOUR W. Reno	KAYMWHITE2014@gmail.com

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

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Date	Name (Print)	Signature	Address	E-mail Address
8/31	Erik Larson		3360 Lakeside Dr 89704	erik.larson.nv@gmail.com
8/31	Matthew Kramer		20 Scribner Ct 89521	kramerM2@hotmail.com
8/31	Sally Morello		8098 Avanti Dr. El Dorado Hills 95762	Sallymorello@yahoo.com
8/31	Mckynzie Bolton		4420 S Jumbo Way	Kynzie23@yahoo.com
8/31	Code Bolton		4420 S Jumbo Way	Code.Bolton56@gmail.com
8/31	Ann Quinn		3930 Travel Way	alclemmitt@hotmail.com
8/31	Brettanie Fournier		2400 Eastlake Blvd	m3withyou@gmail.com
8/31	Charles Fournier		2400 Eastlake Blvd	
8/31	Rich Snock		140 W. Guffey Dr.	rich@treehuggerstudio.com
8/31	JIM BRATCUER		135 W. GUFFEY DR	JIMMIEJTB@HOTMAIL.COM
8/31	Bruce Crockett		209 Tacoma Ave Carson City, 89703	
8/31	Susan Jethel		209 Tacoma Ave Carson City 89703	artemesiacrests@gmail.com
8/31	John Samberg		97 River Front Dr. Reno 89525	johnsamberg@gmail.com
8/31	Bryan Arciniega		3050 Holly Lane Washoe Valley 89704	bryan-arciniega@yahoo.com
9/1	Chris Taylor		50 Camino ... Reno, NV 89521	ctaylor2130@charter.net

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Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8-18-24	PION SUTHELDERZ	<i>[Signature]</i>	531 BELLEVUE RD. WASHOE VALLEY	ITSHEW@WASHOECOUNTY.NV
2	8-18-24	OTTO ELVRUM	<i>[Signature]</i>	5600 MADRAS ST. WASHOE VALLEY NV 89704	OTELVRUM66@GMAIL.COM
3	8/18/24	Owen Elvrum	<i>[Signature]</i>	5600 Madras St. Washoe Valley NV 89704	ELVRUMOW@GMAIL.COM
4	8/18/24	Sylvia Bennett	<i>[Signature]</i>	195 Bellevue Rd Washoe Valley NV	89704 bennettsylvia@comcast.net
5	8/18/24	Gray Bennett	<i>[Signature]</i>	195 Bellevue Rd Washoe NV	89704 gpbennetts@comcast.net
6	8/18/24	Darion Bennett	<i>[Signature]</i>	195 Bellevue Rd Washoe Valley NV	darionbennett@spectrum.net
7	8/19/24	Glenn M McCulloch-Walker	<i>[Signature]</i>	10640 Blue Moon Ct. Reno, NV 89521	groweveryday@netmail.com
8	8/20/24	Julia Bottner	<i>[Signature]</i>	5968 Hidden Highlands Dr. Reno	89502 julia@bottnerbuilders.com
9	8/20/24	Pat Beauchamp	<i>[Signature]</i>	5735 Madras Street Washoe Valley	patbea@builders.com
10	8/20/24	Cynthia Harpino	<i>[Signature]</i>	5675 MADRAS WASHOE VAL	SHARPIA@GMAIL.COM
11	8/20/24	Jane Harpino	<i>[Signature]</i>	5675 MADRAS ST WASHOE VAL	JHARPINO@GMAIL.COM
12	8/24/24	Laurie Coombs	<i>[Signature]</i>	5610 marlowe Pr. Washoe Valley	lauriecoombs@comcast.net
13	8/24/24	Gary Heinz	<i>[Signature]</i>	5770 Marchman St Washoe Valley	
14	8/24/24	Christie Casey-Brown	<i>[Signature]</i>	5460 Marchman Street Washoe Valley	christiecaseybrown@comcast.net
15	8/24/24	Dustin Brown	<i>[Signature]</i>	5460 Marchman St. Washoe Valley	clbrown79@comcast.net

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/25/24	Karen Hau		5726 Madras St, Washoe Valley, NV 89704	cloverside18@gmail.com
2	8/25/24	Patricia Pirozzi		5620 Meacham St, Washoe Valley	ppirozzi143@gmail.com
3	8/25/24	Vincent G. Pirozzi		5620 Meacham St, Washoe Valley	pirozzi143@gmail.com
4	8/25	Maria Ramirez		5625 Meacham St Washoe	
5	8/25	Cory Courmier		5655 Whitman St Washoe	rc573418@gmail.com
6	8/25	Victoria Courmier		5655 Whitman St	VCourmier@qsl.com
7	8/25	Angel Webster		5675 Whitman St, Washoe Valley	N/A
8	8/25	De Annell		5725 WHITMAN ST WV	N/A
9		Patrick Bourque		5780 Whitman St	N/A
10		Traci Banno		5780 Whitman St	N/A
11		Ila Cirone		5775 Whitman St	N/A
12	8/25	Brian Zabel		5605 Madras St. Washoe Valley	bzabel81@gmail.com
13	8/25	JESSE FRENCH		335 Wild Life Way Washoe Valley	musebyjess@gmail.com
14	8/25	Carmel Zabel		5605 Madras St. Washoe Valley 89704	czabel1120@gmail.com
15	8/25	Tanner Cartinella		5605 Madras St. Washoe Valley	tcartinella@gmail.com

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8/24/24	MEGAN URICH	Megan Ulrich	4430 MARLOWE DR WASHOE VALLEY NV	MEGANURICH@GMAIL.COM
8/24/24	Susan Heberger	Susan Heberger	5570 Old Hwy 395W Valley NV	susan.heberger@yahoo.com
8/24/24	Rusty Heberger	Rusty Heberger	5570 Old Hwy 395W WASHOE VLY	RUSTY.HEBERGER@YAHOO.COM
8/24/24	TRAVIS COOMBS	Travis Coombs	5610 MARLOWE DR WASHOE VALLEY	TRAVIS.A.COOMBS@GMAIL.COM
8/25/24	Pat Ulrich	Pat Ulrich	5580 Marlowe Dr Washoe Valley NV	pat@graceandwood.org
8/25/24	Lola Ulrich	Lola Ulrich	5580 Marlowe Dr. Washoe Valley NV	mistm2000@yahoo.com
8/25/24	Gregory Bennett	Gregory Bennett	195 Bellevue Rd	Gobennettjr@yahoo.com
8/25/24	Roy Andrade	Roy Andrade	195 Bellevue Rd	Lal.greats@gmail.com
8/25/24	Waylon Laxton	Waylon Laxton	195 Bellevue Rd	WaylonL30@yahoo.com
8/25/24	Tad Williams Sr.	Tad Williams Sr.	2750 Meacham St.	tad-williams@hotmail.com
8/25/24	Jenny Smolkey	Jenny Smolkey	5750 Meacham St.	Jenny.Smolkey@gmail.com
8/24/24	Richard Ross	Richard Ross	2275 Wildflower Dr	mailmatt24@gmail.com
8/25/24	Andy Hayes	Andy Hayes	5655 Meacham St.	andylhayes4257@yahoo.com
8/25/24	Kinsey Arany	Kinsey Arany	5655 Meacham St	Kinsey.ross.sr@gmail.com
	JoAnne Skelly	JoAnne Skelly	5750 MADRAS ST	skellyjo@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8-17-24	Jacob Rehn		5755 Old US Hwy 395 N	JacobRehn@gmail.com
8-17-24	Robert Montgomery		2740 SAGE BLUFF CT Reno	RMONTY23@COMCAST.NET
8-17-24	Teri Drapeau		5650 Madras St, Washoe Villy	teri@nationwidecrane training.com
8-17-24	Steve Drapeau		5650 Madras St, Washoe Villy	
8-17-24	Cole Drapeau		5650 Madras St, Washoe Valley	col@drapeau@yahoo.com
8-18-24	Bill Wallace		5620 madras st, Washoe Valley	deswee@psd.net
8-18-24	Darvina Wallace		5620 madras st, Washoe Valley	Retired
8/18/24	Bob Skanz		2060 5670 MARLOWE DR WASHOE	wboz@rj.com
8/16/24	Anna Rose		5670 Marlowe Drive	Washoe Valley
8/16/24	Gwen Sullivan		5620 Marlowe W.V.	gwen@sullivan.com
8/14/24	Terry Sullivan		5620 Marlowe W.V.	sixpack@ghis.com
8/14/24	Jesse Roderer		5620 Marlowe W.V.	07yr@agency@gmail.com
8/18/24	C.J. Hadley		43 Bellevue Rd. WV 89704	cj@rangenemagazine.com
8-18-24	Kathy McGee		32 Bellevue rd WV 89704	pinkmgee@hotmail.com
8-18-24	Ken McGee		32 Bellevue rd WV 89704	KenMcGee77@hotmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/20/24	TIM SALYER		3200 Old US Hwy 395 N.	tdsalyer@yahoo.com
2	8/20/24	CLIFF LOW		12 Lightnings W Ranch Rd Washoe Vly	
3	8/20/24	KATRINA DACE		3281 MARANATHA RD WV 89701	
4	8/20/24	Anthony J Markow		200 Landing LN, Washoe Valley, 89704	ajmarkow@gmail.com
5	8-2-24	MaryAnne Healy		4957 Franktown Rd Washoe Valley 89704	
6	8-23-24	Gene Harry		325 w Coyote Dr. Washoe Valley 89704	g-harry@icloud.com
7	8/23/24	TIM STEVENS		100 Winters Creek Lane Washoe Valley	
8	8/23/24	CHRISTINA STEVENS		100 Winters Creek Lane Washoe Valley	
9	8-23-24	Bob Burke		20 Maranatha Rd Washoe Valley	
10	8-23-24	Susan Burke		20 Maranatha Rd. Washoe Valley	
11	8-23-24	Robert Finley		3270 WINTER FIVE DR. WASHOE VALLEY NV 89704	DonFinley@k6.com
12	8-28-24	Kaley Marzelli		335 Old Washoe Cir. Washoe Valley, NV 89704	kaleymarzelli@gmail.com
13	8-28/24	Mike Kelley		3655 Lyon Ln Washoe Valley 89704	inkelley@ATT.net
14	8-25-24	John Ingram		3070 Eastlake Bl	
15	8-28-24	EDI MURRAY		2930 FALCON ST.	EDI@MURRAY

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Date	Name (Print)	Signature	Address	E-mail Address
8-27-04	Charles Blankenship	<i>[Signature]</i>	105 PINTAIL Way Washoe V. 89704	Colan@charlie56@yahoo.com
8-27-04	Wanda Blankenship	<i>[Signature]</i>	105 PINTAIL Way Washoe V. 89704	
8-27-24	Faith White	<i>[Signature]</i>	205 Pintail way	Faithwhite1023@gmail.com
8-27-24	Robert McCoy	<i>[Signature]</i>	1360 BRENDAN WAY	rmr-mac@gmail.com
8-27-24	Cathy Math	<i>[Signature]</i>	3695 Macken Cir.	robertocathy@gmail.com
8-27-24	Robert Mince	<i>[Signature]</i>	3695 MACKEN DR	
8/27/24	John Mayfield	<i>[Signature]</i>	4870 Grays starlight	JohnPMayfield@gmail.com
8/27/24	Robert Lemke	<i>[Signature]</i>	4105 Woodcock Way	frederickmelag@gmail.com
8/27/24	Marleen Lemke	<i>[Signature]</i>	4105 Woodcock Way	
8/27/24	Colin Strader	<i>[Signature]</i>	1700 Slideview circle	Stradercolin@gmail.com
8/27/24	Bridget Kinney	<i>[Signature]</i>	4705 Cantario Road	kinneymails@gmail.com
8/27/24	Sean Kinney	<i>[Signature]</i>	4705 Cantario Road	kinneymails@gmail.com
8/27/24	Veronica Thoen	<i>[Signature]</i>	3045 Rockrunner Ct	veronikatheen@gmail.com
8/27/24	Melody Imus	<i>[Signature]</i>	101 Esmeralda Dr.	mhangj@icloud.com
8/27/24	Katy Jesch	<i>[Signature]</i>	2495 White Pine Dr.	KTWietz@yahoo.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/18	Yvonne Young Brown		3475 Cedarville Drive Washoe	16KIVON@gmail.com
8/25	Dan Hutmaker		410 Puma Dr Washoe Valley	Dan.hutmaker@gmail.com
8/25	Jinna Larkin		900 S Meadows Pkwy Reno	jinna.larkin@gmail.com
8/25	Samaina Schwartz		410 Puma Dr Washoe Valley	Samaina.Schwartz@gmail.com
8/25	Jenna Schaefer		765 Summit State Plc Nevada	js038@yahoo.com
8/25	JAR. YARR		295 Forest Way Washoe Valley	jar.yarr@telcel.net
8/25	Heidi Claridge		3590 Douglas Drive Reno	heidi.giggles.eh@att.net
8/27	Suta Wijaya		185 Marmot, Reno	Suta222way@gmail.com
8/27	Rod Adams		3860 White Pine Dr Washoe Valley	rodadams@earthlink.net
8/27	Connie Aderson		5860 White Pine Dr Washoe Valley	basketballer@icloud
8/27	GERRY DREW		1865 BRENDA Way Washoe V.	
8/27	Emily Fernandez		165 Esquire Ln Washoe Valley	wild775@gmail.com
8/27	James Rivers		3020 Sydney Circle	JRivers6795@gmail.com
8/27	Kayla Frost		3800 White Pine Dr Washoe Valley	Kayla.diane.woods@gmail.com
8/27	Ryan Frost		3800 White Pine Dr Washoe Valley	frostgarage@gmail.com

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/23/24	Rachel Olson		199 Carleton Ct, Reno NV 89511	elainedison079@junoil.com
2	8/25/24	Rob French		3400 White Pine Dr. Washoe Valley, NV 89704	rob.french2005@hotmail.com
3	8/25/24	Ashley Urbach		3278 Joshua Park Dr Reno NV 89502	aurbachno@yahoo.com
4	8/25/24	Marilyn Beaudette		3800 Lakeshore Dr, Washoe Valley	Freeatlast777777@yahoo.com
5	8/25/24	Jeff Vanatta		3800 Lakeshore Dr, Washoe Valley	fyremountain@bcglobe.net
6	8/25/24	Natalee Dahlberg		4070 Bluewing Ln Washoe Valley	natty1a311@gmail.com
7	8/25/24	Ricky Dahlberg		4070 Bluewing Ln Washoe Valley	Rdahlberg357@hotmail.com
8	8/25/24	Bena Fenner		2085 East Lake Blvd Washoe Valley	Washoferenner@gmail.com
9	8/25/24	Karl Fenner		2085 East Lake Blvd Washoe Valley	Washoferenner@gmail.com
10	8/25/24	Josh Lopey		125 Jackdaw Cr. Washoe Valley	lopey.josh@yahoo.com
11	8/25/24	Barry Williams		185 Marmot Drive Reno	whesler1775@gmail.com
12	8/25/24	Roelle Prax		1945 Brenda Way, Reno NV	roelleprax@gmail.com
13	8/25/24	Chris Gassini		3240 Forest Lake Blvd Reno NV 89704	cgassini@gmail.com
14	8/25/24	Allison Huber		3240 Forest Lake Blvd Reno NV 89704	ahuber1984@gmail.com
15	8/25/24	Cynthia Smith		3640 Clark Dr. Reno NV 89704	nevada.smith222@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/23/24	E. Ghidossi	<i>E. Ghidossi</i>	15115 Helocomb Ranch Reno	elizabeth.ghidossi@gmail.com
8/23/24	Nancy Devynas	<i>Nancy Devynas</i>	15900 Caswell Ln Reno NV	devynase@gmail.com
8/23/24	Nancy Wersosky	<i>Nancy Wersosky</i>	2905 James St Reno NV	nancywersosky@gmail.com
8/23/24	NANCY SOMERS	<i>Nancy Somers</i>	315 WILDLIFE WAY WASHOE VLY	NANCY.SOMERS23@GMAIL.COM
8/25/24	Ashton Hekster	<i>Ashton Hekster</i>	205 Pintail way	Ashtonhekster@yahoo.com
8/25/24	Karen Heddy	<i>Karen Heddy</i>	1150 Deambrook Washoe Valley	karenheddy@spj.com
8/25/24	Annmarie Zotti	<i>Annmarie Zotti</i>	3205 E Lake Blvd Washoe Valley	annmariezotti@gmail.com
8/25/24	Kathleen Hennagin	<i>Kathleen Hennagin</i>	4420 Eastlake Blvd Washoe V	Kathleen.hennagin@gmail.com
8/25/24	Jane Chamberlain	<i>Jane Chamberlain</i>	320 Spruce Way Washoe Valley NV	janechamberlain@gmail.com
8/25/24	Susan Stephens	<i>Susan Stephens</i>	245 McCallum Dr Washoe Valley	susanstephens1961@gmail.com
8/25/24	Rick Donley	<i>Rick Donley</i>		
8/25/24	Mina Chiriac	<i>Mina Chiriac</i>	2950 Falcon St. Washoe Valley	MinaChiriac@gmail.com
8/25/24	Asley Chiriac	<i>Asley Chiriac</i>	"	"
8/25/24	Jan Howard	<i>Jan Howard</i>	185 McCallum Dr	TALHOEPLANNING@gmail.com
8/25/24	Kwinnus Barry	<i>Kwinnus Barry</i>	185 Marmot Dr	Seven.Sevannah@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/23	Trody Gonzales	<i>Trody Gonzales</i>	3125 Nye Dr Washoe Vly, NV 89704	cgonzalesp862@charter.net
2	8/24	Markus Castellon	<i>Markus Castellon</i>	2998 East Plaza Blvd Washoe Valley	Trefail77@Aol.com
3	8/24	Sierra Noble	<i>Sierra Noble</i>	105 Todd Ct Washoe Valley	sierra211983@gmail.com
4	8/24	Aaron Noble	<i>Aaron Noble</i>	105 Todd Ct Washoe Valley	anoble42182@gmail.com
5	8-24	Tom Sumpter	<i>Tom Sumpter</i>	235 MONARCH WV	logman-x@YAHOO
6	8-24	Nancy BEETS	<i>Nancy Beets</i>	2995 Hawk St WV	the nancy89504@charter.net
7	8-24	Cynthia Pennington	<i>Cynthia Pennington</i>	4155 Partridge Lane	CynthiaPennington@gmail.com
8	8-24	Tom Caccicardi	<i>Tom Caccicardi</i>	260 BRANDA WAY Washoe Valley NV	tomemtingold.us
9	8/24	GARY KAUFFMANN	<i>Gary Kauffmann</i>	3060 KAUFFMANN CT	gskconst@gmail.com
10	8/24	MARK LUDRICK	<i>Mark Ludrick</i>	1275 LA GUARDIA LN.	
11	8/24	MARK BUTLER	<i>Mark Butler</i>	4005 Sparrow Way	
12	8/24/24	Richard Devine	<i>Richard Devine</i>	2215 Eastlake Blvd	Burnton City
13	8/24	Jimmy DORAZI	<i>Jimmy Dorazi</i>	3475 ORMSBY lane	JimmyDorazi@outlook.com
14	8/25	Jeff Watkins	<i>Jeff Watkins</i>	3000 Chipmunk Dr	JeffWatkinsMusic@gmail.com
15	8/25	Joyce Watkins	<i>Joyce Watkins</i>	3000 Chipmunk Dr, Washoe Valley	mrspastorj@photo.com

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We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/20/24	TIM SALYER		3250 Old US Hwy 395 N.	tdsalyer@yahoo.com
8/20/24	CLIFF LOW		12 Lightning W Ranch Rd Washoe Vly	
8/20/24	KATRINA DALE		3281 MARANATHA RD WV 89701	
8/22/24	Anthony J Markow		200 Landing LN, Washoe Valley, 89704	ajmarkow@gmail.com
8-22-24	MaryAnne Healy		4957 Franktown Rd Washoe Valley 89704	
8-23-24	Gene Harry		325 w Coyote Dr. Washoe Valley 89704	g.harry@icloud.com
8/23/24	TIM STEVENS		100 Winters Creek Lane Washoe Valley	
8/23/24	CHRISTINA STEVENS		100 Winters Creek Lane Washoe Valley	
8/23/24	DEBORAH HUBBARD		44 MARANATHA WASHOE VALLEY	deborahhubbard@gmail.com
8/23/24	Robert Hubbard		44 Maranatha Rd	Rhubbard6@gmail.com
8-23-24	Candy Halverson		1210 Grand Cypress Ct, Sparks NV	
8/23/24	Scott Eastman		45 MARANATHA RD WASHOE VALLEY NV 89704	eastman5025@usn.com
8/23/24	RAY ISERPHACK		5279 OLD US 395 N 89704	
8/23/24	KATRINA ISERPHACK		" "	
8/23/24	Ron Jahn		3235 Maranatha Rd Washoe Valley NV 89704	

By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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8/20/24	TIM SALYER		3280 Old US Hwy 395 N.	tdsalyer@yahoo.com
8/20/24	CLIFF LOW		12 Lightnings Ranch Rd Washoe Valley	
8/20/24	KATRINA DALE		3281 MARANATHA RD WV 89704	
8/23/24	Anthony J Markow		200 Landing LN Washoe Valley, 89704	ajmarkow@gmail.com
8-2-24	MaryAnn Healy		4957 Franktown Rd Washoe Valley 89704	
8-23-24	Gene Harry		325 W Coyote Dr. Washoe Valley 89704	g.harry@icloud.com
8/23/24	TIM STEVENS		100 Winter Creek Lane Washoe Valley	
8/23/24	CHRISTINA STEVENS		100 Winter Creek Lane Washoe Valley	
8/23/24	DENISE JAHN		3285 MARANATHA RD WASHOE VALLEY NV 89704	
8/23/24	Jessie Eastman		45 Maranatha Rd 89704	
8/23/24	KAREN GASH		3135 Old US 395 N 89704	
8/23/24	ROGER GASH		3135 Old US 395 N 89704	
8/23/24	DENISE BARLOW		3105 Old US Hwy 395 N, WASHOE VALLEY, NV 89704	WDBARLOW333@AOL.COM
8-23-24	V. N. VE BARLOW		3105 Old US Hwy 395 N WASHOE VALLEY, NV 89704	
8/24/24	JANIS LECLAIRE-CHARBONNEAU		32 MARANATHA RD, WASHOE VALLEY, NV 89704	

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Thank you for your attention to this critical matter.
8-24-24 JHONNY WILSON ENLOW 32 MARANATHA RD, WASHOE VALLEY, NV 89704

PUBLIC COMMENT WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
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Date	Name (Print)	Signature	Address	E-mail Address
8/13/24	Shara Dellinger	<i>Shara Dellinger</i>	3000 Show Jumper Lane Reno, NV 89521	skdelife@icloud.com
8/18/24	Marlin Dellinger	<i>Marlin Dellinger</i>	3000 Show Jumper - 98521	McDell@cocharter.net
8/20/24	MACE A. LEUKARDT	<i>Mace A. Leukardt</i>	1020 W. WASHO VALLEY RD 89502	Redline@ATTN.NET
8/20/24	Stanley T Burke II	<i>Stanley T Burke II</i>	9115 FREEMONT WAY 89506	2wastasis@charter.net
8/20/24	Grace Peissner	<i>Grace Peissner</i>	14585 Geronimo Trail Reno 89521	gpeissner@gmail.com
8/20/24	Stacey Durbant	<i>Stacey Durbant</i>	355 S US 395 N, W. Valley 89709	staceyann125@yahoo.com
8/22/24	MICHAEL PAIDAKOVICH	<i>Michael Paidakovich</i>	305 KITO WAY RENO, NV 89521	peedok@mac.com
8/23/24	Susan Peterson	<i>Susan Peterson</i>	7588 Old US 395 Washoe Valley 89502	2suspeter@comcast.net
8-23-24	Heather Curtis	<i>Heather Curtis</i>	119 Washoe Drive Washoe Valley 89502	judgyas@comcast.net
8/24/24	Matthew Curtis	<i>Matthew Curtis</i>	615 Joubert Dr. Washoe Valley, NV 89502	matcurtis@comcast.net
8/24/24	Lynsey Boston	<i>Lynsey Boston</i>	1020 US HWY 395 N. 89709	1690W35@comcast.net
8/24/24	Brian Verma	<i>Brian Verma</i>	3135 Holly Lane Washoe Valley 89502	brian607@comcast.net
8/26/24	Art Peterson	<i>Art Peterson</i>	600 US HWY 395 N 89709	artpeterson@comcast.net
8-23-24	E. Lynn LePard	<i>E. Lynn LePard</i>	1145 Reese Lane Reno NV 89502	llepard@comcast.net
8/23/24	Marge A. Cole	<i>Marge A. Cole</i>	2245 White Pine Dr. Washoe Valley, NV 89502	marge17426@yahoo.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/23/24	William Travis Ambrose		55 Darilyn Lane Washoe Valley NV 89704	travisambrose@gmail.com
8/23/24	MICHAEL GARCIA		3455 VEGAS CIR WASHOE VALLEY	MSGARCIA.97525@YAHOO.COM
8-23-24	Jocann Zieroth		3455 Vegas Way Washoe Valley	JGreen723B@gmail.com
08/23/24	Tollance Ziemer		3120 Pershing Ln Washoe Valley	Ziemer.tollance@gmail.com
8/23/24	Valerie Pruitt		155 Coffey Ln Washoe Valley	remogent1@aol.com
8/23/24	Marcel Johnson		3365 Lakeshore Dr Washoe Valley	marcel.johnson202@gmail.com
8/23/24	Don Boyles		310 Little WASHOE DR	d-boyles@SBCGLOBAL.NET
8/23/24	Carrie Cash		3525 Doc Bar Ct Washoe Valley NV	
8/23/24	Ashley Ziemer		3120 Pershing Lane Washoe Valley NV	ashleyone95@yahoo.com
8/23/24	Lynne Poupeney		1440 LORD ST.	lynne.1002@yahoo.com
8-23-24	B. J. Poupeney		1440 Lord St Washoe Valley	beejlic@charter.net
8/23/24	Audra M Cook		3035 Jacobs Ct. Washoe Valley	audra-cook4@yahoo.com
8-23-24	JERAMY MILLIN		3450 WHITE PINE DR WASHOE VALLEY	SEIZAMY1980@SBCGLOBAL.NET
8-23-24	KARI COLEMAN		3-1500 W. LEAF DR WASHOE VALLEY	KARI.COLEMAN@HT.MT
8-23-24	Pam Larsen		1597 Westfield RENO NV 89509	plarsen17@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/17/24	MARK BUTLER	<i>[Signature]</i>	4373 S. JUNCO CIR WASHOE VALLEY	MABUTLER@GMAIL.COM
8/17/24	Pedro Galvan	<i>[Signature]</i>	4305 Drake Way, Washoe Valley	chilma_jacobs@yahoo.com
8/17/24	MAUREEN HEBAN	<i>[Signature]</i>	4050 Woodcock Way, Washoe Valley	mhb@juno.com
8/17/24	WAYNE GARNER	<i>[Signature]</i>	4050 WOODCOCK WAY, WASHOE VALLEY	WEGARNER@GMAIL.COM
8/22/24	Jan Caldwell	<i>[Signature]</i>	1500 JACOBSON DR. RENO	janecaldwell25@yahoo.com
8/19/24	Tom Longstaff	<i>[Signature]</i>	1550 Esmeralda Rd Reno	
8/22/24	Nicole McCallum	<i>[Signature]</i>	155 Esmeralda Dr	nicoliescustoms@gmail.com
8/22/24	Lois Bachman	<i>[Signature]</i>	2110 Oxenate Washoe Valley	
8/22/24	Daniel Costello	<i>[Signature]</i>	110 ESMERALDA DR W/VV 89704	Danmycostello@gmail.com
8/22/24	Hanna Costello	<i>[Signature]</i>	110 ESMERALDA DR W/VV 89704	hanna.costello@gmail.com
8/22/24	Rebeka Verrier	<i>[Signature]</i>	3910 Windy Pine Dr	
8/22/24	Shirley SILVA	<i>[Signature]</i>	910 Canal St # 44, NV 89701	
8/22/24	Nate Gomez	<i>[Signature]</i>	3250 E MJC LN, 89706	30220775@gmail.com
8/22/24	LAWRENCE RIMNEY	<i>[Signature]</i>	3015 HAWK ST WASHOE VALLEY	Rimneylawrence@gmail.com
8/22/24	JAMES RIMNEY	<i>[Signature]</i>	3015 HAWK ST, WASHOE VALLEY	

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	Date	Name (Print)	Signature	Address	E-mail Address
1	7/17/24	JANIS BLON	[Signature]	2442 EASTLAKE BLVD	Blonjanis@gmail.com
2	8/22/24	John Jayner	[Signature]	3140 EASTLAKE BLVD	jaynerjohn@gmail.com
3	8/22/24	[Name]	[Signature]	2410 EAST 11 th BLVD	[Email]
4	8/22/24	[Name]	[Signature]	2215 S. HAWK DR	[Email]
5	8/22/24	[Name]	[Signature]	2415 S. HAWK DR	[Email]
6	8/16/24	Andith Schneider	[Signature]	2490 EASTLAKE BLVD	[Email]
7	8/16/24	EMILY SWAN	[Signature]	2100 EASTLAKE BLVD	[Email]
8	8/16/24	MICA SCHNEIDER	[Signature]	2170 EASTLAKE BLVD	[Email]
9	4-23-24	Michelle Lewis	[Signature]	3045 Holly Ln. Washoe Valley, NV 89704	mlewis5162@gmail.com
10	8/23/24	Marcelle Gray	[Signature]	225 Flicker Dr Washoe Valley, NV 89704	Marcelle.Gray@gmail.com
11	8/23/24	Martin Scott	[Signature]	28889 Blackwillow way	-
12	8/23/24	Courtney Cartellieri	[Signature]	2998 Eastlake Blvd	courtonthefly@gmail
13	8/23/24	KEANA MASSILIO	[Signature]	3405 LAKESTORE DR	
14	8/23/24	Shayla Doran	[Signature]	3475 ORMSBY LN	Shayladoran@UNR.NV
15	8/23/24	Becca Butler	[Signature]	6847 Imperial way CC NV	beckabutler3347@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/19/24	Nicole Vasquez		6060 Silver Lane Rd 89506	nicvasq64@gmail.com
2	8/23/24	Laurence Colan		2130 Chipmunk	Larsdev@MSN.com
3	8/23/24	Amie French		1495 Dunbar Dr. Washoe Valley	frenchamie@gmail.com
4	8/23/24	Hugo Schlesener		295 McClellan Dr Washoe Valley	dumasterdog@gmail.com
5	8/23/24	Jacob Anderson		3645 Pershing Ln. Washoe Valley	andersonjake1988@yahoo.com
6	8/23/24	Sandra Anderson		3648 Pershing Ln Washoe Valley	
7	8-23-24	Ann Essex		4010 Eastlake Bl " "	anneedapple@yahoo
8	8-23-24	Bob Heddy		1150 DUNBAR DR. WASHOE VALLEY	bobheddy@sbcglobal.net
9	8-23-24	Braden Dooley		1750 Dunbar Circle Washoe Valley	bradend2015@gmail.com
10	8-23-24	Robert Norton		15170 columbet ave san marino	thomnorton50@gmail.com
11	8/23/24	Lili Gubolin		1740 Grand Way Washoe Valley	lilygubolin@gmail.com
12	8-23-24	Janit Osborn		4050 Eastlake Blvd Washoe Valley	osbornfamily@charter.net
13	8/23/24	Julie Byman		7037 Borestone Rd Sparks NV	juliebyman@gmail.com
14	8/23/24	Elizabeth Evans		3675 Lakeshore Blvd Washoe Valley	elizabeth.evans@me.com
15	8/23/24	Kendra Olson		189 Carleton Ct, Reno NV	kendrayolson@yahoo.com

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WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

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Date	Name (Print)	Signature	Address	E-mail Address
1 08/13/2024	Jeffrey A. Hyatt		1340 Eastlake Bl. Washoe Valley, NV 89704	pcygnenyus@gmail.com
2 8/23/2024	LORI Boyles		310 Little Washoe Dr. NV 89704	lboyles444@gmail.com
3 8/23/24	Jessica Hoffman		3135 Holly Lane 89704	Hoffman.Jess.R@gmail.com
4 8/23/24	Diane Weinberg		610 Old Opheo Rd 89704	
5 8.23.24	CYNTHIA DRAGON		1500 BRENDA Way 89704	wyared069@gmail.com
6 8.23.24	Reginald Reid		1500 BRENDA Way 89704	reginaldr310@gmail.com
7 8/23/24	Elizabeth Wolfgang		1323 Coachman Ct. 89434	hermotorbike@gmail.com
8 8/23/24	VICTORIA MONROY		2380 Rabbit dr 89704	vpallan@yaho.com
9 8/23/24	Alexander Monroy		2380 Rabbit dr 89704	monroy159@gmail.com
10 8/23/24	Byron J Cole		2265 White Pine Drive 89704	bjcole2@yahoo.com
11 8/23/24	WILLIAM STREET		4875 FRECKLES CT 89704	bill_s@msw.com
12 8/23/24	Sherry Tuttle		3915 Flicker Cir	stfaber08@gmail.com
13 8/23/24	ANN LEWIS		117 Cotton Tail Lane 89704	cranio@msw.com
14 8/23/24	Ashley Greene		1990 Eastlake Blvd 89704	aaagreen2015@gmail.com
15 8/23/24	Sally Browne		4 Rue De La Azure Sparks 89434	celloma@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/23	Misty Ambrose		55 Darigan Ln Washoe Valley 89724	giveuswatercabin703@gmail.com
8/23	Kathy Snowzek		1132 Drake way E. Reno 89701	k.snowzek@gmail.com
8/23	MASSA RUTENBERG		171 S Nevada St. CC NV 89701	massarubergson@gmail.com
8/23	Monica MARCINKA		1806 Kingsley LN CC NV 89701	cpolkadof@gmail.com
8/23	BRENDA JOHNSON		3521 LOVE DR. MUNDAN NV	brendacepb@gmail.com
8/23	Colleen Feuding		2127 Mount Side Cir. CC NV 89703	colleenfeuding@gmail.com
8/24	JOSH TOTTEN		1999 LINDSIDE LANE WASHOE VALLEY NV 89704	joshtotten@sierrareflections.com
8/24	KATERINA PERMAN		3630 PERSHING LANE WASHOE VALLEY	kerman@sierrareflections.com
8/24	Tina Aquistapace		35 Sunbeam Ln Reno NV 89501	francescaquistapace@gmail.com
9/16	MASSA RUTENBERG		2251 HICKOCK ST. WASHOE VALLEY NV 89704	comet17@gmail.com
9/16	Jill Strouder-Bubala		2040 Brenda Way Washoe Valley NV 89704	strouderbubala@gmail.com
9/16	Alisse Arcelega		3050 Holly Lane, Washoe Valley NV 89701	al.arcelega@gmail.com
9/16	JOHN OLIVERA		2490 LAKE SHORE DR NV	89704 JOHN.OLIVERA@SIERRAREFLECTIONS.COM
9/16	Bonnie Gustine		4 Condor circle 89701	shantekicoga@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17	Richard Poore		131 Waterford Ct.	Richard.Poore@Netapp.com
2	9/17	Susan Poore		"	"
3	9/17/24	Deborah Pluckhan		136 Waterford Ct	pluckhan@garlic.com
4	9/17/24	Gary Pluckhan		"	gpluckhan@gmail.com
5	9/17/24	BRET FERRARI		229 SHEPHERDS BUSH CT	BFERRARI@MAC.COM
6	9/17/24	KRISTINA BAERRESEN		155 ANTIGUA CT 89511	MOMMYR55@AOL.COM
7	9/17/24	BRIAN PICK		290 TIMBERCREEK CT, 89511	BPICK.RENO@GMAIL.COM
8	9/17/24	MELISSA PICK		290 TIMBERCREEK CT, 89511	MELISSAJOYPICK@GMAIL.COM
9	9/17/24	William BAERRESEN		155 ANTIGUA CT, RENO, NV 89511	BILL.BAERRESEN@GMAIL.COM
10	9/17/24	LARRY WILLIAMS		231 SHEPHERDS BUSH CT 89511	L.williams89098@me.com
11	9/17/24	Jen Reade		255 Timbercreek Ct 89511	jen.elaide@hot
12	9/17/24	Stevie Reade		550 Mt Mahogany Ct Reno	sreade756@gmail.com
13					
14					
15					

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1	7/21	Marcy Colton	<i>Marcy Colton</i>	182 Nottingham Ct, Reno 89521	Marcy.Colton@vnet.com
2	8/22	Vicky Cup	<i>Vicky Cup</i>	6250 Valley View Dr, Sparks	vicky.cup@earthlink.net
3	8/22	Shirley Eagle	<i>Shirley Eagle</i>	435 PEARL Way 89521	SEAGLE@earthlink.net
4	8/22	HARRY BARNETT	<i>Harry Barnett</i>	181 Richard Springs Blvd Sparks	harrybarnett@hotmail.com
5	8/22	FLOYD WHITING	<i>Floyd Whiting</i>	4831 Sage Ridge Dr. Reno, 89509	fjwhiting@sbcglobal.net
6	8/22	Irene Hagblom	<i>Irene Hagblom</i>	20730 Eaton Pt Reno 89521	ihagblom@charter.net
7	8/22	Whitney Lauren	<i>Whitney Lauren</i>	2581 Rampart Ter 89519	wlauren@gmail.com
8	8/22	Jim Giottoni	<i>Jim Giottoni</i>	6559 Regal Sierra Sparks	jdgio@comcast.com
9	8/24	Jenny Kress	<i>Jenny Kress</i>	1420 QUICHIO LN RENO NV 89521	JENNYKRESS@GMAIL.COM
10	8/25	Karen Stryker	<i>Karen Stryker</i>	620 La Calma Ct, Sparks	strykerdk2@msn.com
11	8/25	Kate Nickels	<i>Kate Nickels</i>	4527 Village Green Pliny, Reno	kate2025@gmail.com
12	8/25	Bill Workman	<i>Bill Workman</i>	182 / 107 / 107 / 107	work297@earthlink.net
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By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

Thank you for your attention to this critical matter.

Page: _____

WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	7/26/24	Karen M. [unclear]	[Signature]	2007 N. [unclear] Reno NV 89505	
2	7/26/24	Earl W. [unclear]	[Signature]	222 S. Eastman Ct Reno	
3	9/11/24	Peggy Winbury	[Signature]	824 S. Eastman Ct 89511	
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5	5/17/24	Suzanne S. [unclear]	[Signature]	130 Easton Ct Reno 89511	
6	8/27/24	William R. [unclear]	[Signature]	" " " "	
7	"	Kate [unclear]	[Signature]	103 Lombardy Ct 89511	
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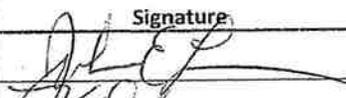
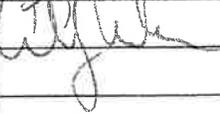
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17	John Larsen		207 Marchmont Ct	johnelarsen11@gmail.com
2	9/17	Kelly Larsen		207 Marchmont Ct	kandhekelly@hotmail.com
3	9/17	Colleen Williams		231 Shepherds Bush Ct	colleenjwilliams@icloud.com
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17	Sharon Genix	<i>[Signature]</i>	212 Waterman Ct.	sgenix1014@gmail.com
2	9/17	CAMERON BRET	<i>[Signature]</i>	460 Mount Washington Ct	musckeisma@gmail.com
3	9/17	ULRICH PORZIG	<i>[Signature]</i>	218 NEARHAM CB	PORZIG5@COX.NET
4	9/17	ROBERT LAITY	<i>[Signature]</i>	255 TIMBERCREEK CT.	robertlaity@hotmail.com
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/24/2024	April Hilblom	<i>April Hilblom</i>	40 Lightning W Ranch Rd	aa a.hilblom@verizon.net
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	2/30	Amelie Williams	<i>Amelie Williams</i>	3553 Loomis Lane NV	uglymattvx@gmail.com
2	8/30	Sarah Bronczyk	<i>Sarah Bronczyk</i>	3825 Crosby Place NV	SarahBronczyk@gmail.com
3	8/30	John Heeran	<i>John Heeran</i>	5010 LEO BINGO CT. NV	TRICEINWASHOE@gmail.com
4	8/30	Patrice Heeran	<i>Patrice Heeran</i>	5010 Leo Bingo Ct. NV	triceinwashoe@gmail.com
5	8/30	CARL ADAMS	<i>Carl Adams</i>	3080 Cashmere Blvd Reno NV	
6	8/30	Kevin Burtis	<i>Kevin Burtis</i>	8550 Old Ophir Rd NV	kburtskja@gmail.com
7	8/30	Sylvia Hugdal	<i>Sylvia Hugdal</i>	4310 Sander Ln	shugdal@gmail.com
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Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

PUBLIC COMMENT
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/19/24	Bill Bainter	<i>W Bainter</i>	15065 Goldenrod Dr Reno 89511	Bainters@yahoo.com
2	8/19/24	Shari Bainter	<i>S Bainter</i>	15065 Goldenrod Dr Reno 89511	Bainters@yahoo.com
3		NICOL HERRIS	<i>Nicol Herris</i>	45 65 GOLDEN CURRANT CIR ⁸⁹⁵¹¹	nicollea@me.com
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PUBLIC COMMENT
WTM24-001

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Julie Olander, Staff Planner

We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number TM06-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based on the fact that World Properties, Inc. has repeatedly failed (8 times) to meet Washoe County deadlines, and that World Properties, Inc. has been submitting modified versions of this outdated plan unsuccessfully for the past 18 years. This proposed plan will have significant negative impacts on water, sewer and traffic for the residents of Washoe Valley, Pleasant Valley and the Steamboat areas.

Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	08/10/24	K. LEIST		14705 TOLL RD. 89521	metalworks@gmail.com
2	08/10/24	Charlotte Hyatt		1346 Eastlake Blvd, WY 89704	corvetteavanti@icloud.com
3	8/11/24	MARSHALL BELLIS		1370 EASTLAKE BLVD WY 89704	marshallbellis@yahoocorr
4	8/11/24	Deborah Cruze		1370 EASTLAKE BL. W.Y., NV 89704	deborahj.cbellis@gmail.com
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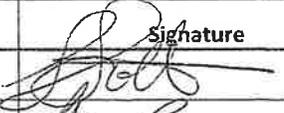
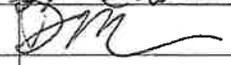
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WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/19/24	LITA SCOTT		3010 White Pine Drive	litascott3@gmail.com
2	8-9-24	Stephen Smith		3025 Lakeshore Drive	stephensmith90@yahoo.com
3	8-9-24	DENTON MARS		1232 SKINNER DRIVE	MARSDENTON27@GMAIL.COM
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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/28/24	Greg McMenamy	<i>Greg McMenamy</i>	977 Lindsay Lane C.I. NV 89706	gmcmenamy@gmail.com
8/28/24	Britt Bayler	<i>Britt Bayler</i>	2231 Joshua Dr	
8/28/24	Jennifer Miranda	<i>Jennifer Miranda</i>	1086 Lindsay Ln CC NV 89706	
8/29/24	Sharlee Cotter	<i>Sharlee Cotter</i>	Carson City	lavarunner@hawaii.rrcc
8/29/24	Jason McIndell	<i>Jason McIndell</i>	1162 Slide Mt Dr CC 89706	jayll600@gmail.com
8/29/24	Conner Ewe	<i>Conner Ewe</i>	1066 Lindsay Lane	
8/31/24	Bruce Kemp	<i>Bruce Kemp</i>	1067 Lindsay Ln	ofventes@charter.net
8/31/24	Laisha Ortiz	<i>Laisha Ortiz</i>	1137 Lindsay Ln	OrtizLaisha16@gmail.com
9-4-24	FRANK FRALICK	<i>Frank Fralick</i>	2145 LAKE SHORE DR ^{WASHOE} VALLEY 89709	
9-7-24	PAUL LESICUTRE	<i>Paul Lesicutre</i>	3030 KAUFFMAN CT, WASHOE VALLEY NV 89709	paul.lesicutre@vanhoegrop.net
9-7-24	Jenny Krall	<i>Jenny Krall</i>	3065 Eastlake Blvd	
9-7-24	Rick Taylor	<i>Rick Taylor</i>	3450 NYE DR. W.V. NV. 89704	
9-9-24	<i>[Signature]</i>	<i>[Signature]</i>	2035 Lakeshore	
9-9-24	Justin Loeffler	<i>Justin Loeffler</i>	335 McClellan Dr Washoe Valley	Justin.Loeffler@washoeccnv.gov jbloeffler@aol.com

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	Date	Name (Print)	Signature	Address	E-mail Address .NET
1	8-17-24	JAMES MOBERTY	<i>James Moberly</i>	425 WASHOE DR CC NV 89704	LKUM56@SBCGLOBAL
2	8-17-24	Linda Moberly	<i>Linda Moberly</i>	425 Washoe Dr CC NV 89704	
3	8-17-24	Dwayne Killgore	<i>Dwayne Killgore</i>	235 McCLAWAN DR CC NV 89704	
4	8-17-24	PAULA M. A. FRIOLI	<i>Paula M. A. Frioli</i>	153 PEPPY SANCT. WASHOE 89704	PFRIOLI@SBCGLOBAL.NET
5	8-17-24	Jessica Fisher	<i>Jessica J. Fisher</i>	3845 White Pine Dr. WV 89704	jeezeeka@yahoo.com
6	8-17-24	MICHAEL R FISHER	<i>Michael R Fisher</i>	3845 WHITE PINE DR WV 89704	CIDMIKO@ME.COM
7	8-17-24	HARRIETT CLARKE	<i>Harriett Clark</i>	80 Sumbear Lane 89521	clarkefm@charter.net
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Thomas Clarke		80 Simbeaux Lane Reno	Clarke_fm@charter.net
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Petition Signatories (15 signatures per page)

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Date	Name (Print)	Signature	Address	E-mail Address
8/24	Kimberly Gomez	[Signature]	12 Willow Bend Ln	kimbergomez@gmail.com
8/24	Teresa Stellmacher	[Signature]	44 Lightning W Ranch	tereststellmacher
8/24	Anne Hoffman	[Signature]	5 Silver Saddle Ct	Anne@Annehoffman.com
8/24	L. LOW	[Signature]	12 LWR, Washoe Vly, NV	
8/24	Ken Stellmacher	[Signature]	44 Lightning W Ranch Rd	stelly_wt@yahoo.com
8/24	Daniel Scott	[Signature]	62 E. Lightning Ranch Rd	DANSCOT@Pacbell.net
8/24	Bonnie Whitaker	[Signature]	7350 Franktown Rd	Whittaker.bonnie@gmail.com
8/24	Michael Houlihan	[Signature]	10 Lightning W Ranch Rd. WV, NV	capertoe@pacbell.net
8/24	Saul Reed	[Signature]	18 Lightning W Ranch, WV, NV	Saul775@hotmail.com
8/24	Walter Black	[Signature]	30 Lightning W Ranch Rd Washoe	valley_guy@rgblack.com
8/24	Dennis Frezzo	[Signature]	8 Silver Saddle Ct	djfrezzo@hotmail.com
8/24	Thomas A. Hoffman	[Signature]	5 Silver Saddle Ct - wv 89704	thoffa@hickhoffmanrealty.com
8/24	Jill Tague Reed	[Signature]	18 Lightning W Ranch Rd	jilltague@hotmail.com
8/24	Laura Dilley	[Signature]	11 Light W Ranch	lrd@prodlay.net
8/24	Richard Hublon	[Signature]	40 Lightning W Ranch Rd Washoe Valley	rich.hublon@verizon.net

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/22/24	Jay Maxey	<i>Jay Maxey</i>	1029 Bark Ct. Carson City 89402	Mrj.maxey@gmail.com
2	8/22/24	Vicki Johnson	<i>Vicki Johnson</i>	2927 Waterfield Dr. Sparks 89434	H.15buffalo@gmail.com
3	8/22/24	Cathy Holloway	<i>Cathy Holloway</i>	5966 N White Sands	czh81355@gmail.com
4	8/22/24	Carol Stranford	<i>Carol Stranford</i>	2150 Alphabet Dr Reno 89502	cstranford@gmail.com
5	8/23/24	Melissa Maxey	<i>Melissa Maxey</i>	133 Lake Glen Dr. CC, 89403	tahoemax@hotmail.com
6	08/24/24	Sherry Brown	<i>Sherry Brown</i>	1250 S. Meadows Parkway #1032, Reno, NV 89521	s.lacie@yahoo.com
7	8/27/24	Kathy Easley	<i>Kathy Easley</i>	2026 Columbine Ct. Carson	keasleyesbcglocal.net
8	8/27/24	ROBERT EASLY	<i>Robert Easley</i>	2026 COLUMBINE CT Carson City	roberteasley124@gmail.com
9	8/27/24	Kristie Salt	<i>Kristie Salt</i>	946 Walker drive Hawthorne.	wwtd420@gmail.com
10	8/29/24	Barbara Haber	<i>Barbara Haber</i>	1630 Slide View, W. Washoe Valley	barbaralabe@yahoo.com
11	8/29/24	Kim Haber	<i>Kim Haber</i>	1630 Slide View W. Washoe	KBBranch@yahoo.com
12	8/30/24	C. V. Pearson	<i>C. V. Pearson</i>	1600 Broadlake Blvd	11BCPearson@aol.com
13	8/30/24	Rosses McGray	<i>Rosses McGray</i>	855 Vision Dr, Sparks	rdmccg2@yahoo.com
14	9/6/24	Julie King	<i>Julie King</i>	1030 W. Hollywood Lane N. Egan	Julie.King2010@comcast.net
15	9/6/24	Linda Nelson	<i>Linda Nelson</i>	936 E Orchard St. Battle Mountain	linadivil@hotmail.com

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
9-1-24	DARWIN TUXON		220 SWEET'S DR.	DTUXON@GMAIL.COM
9-1-24	Rose Sibley		240 Andrew Lane	SIBSXS@gmail.com
9-1-24	Jason Sibley		240 Andrew Lane	SIBSXS@gmail.com
9-1-24	Susan Oakley		40 Zircon Dr.	sann.oakley@gmail.com
9-3-24	JUDIT SOMOGYI		2955 Phoads Rd. Reno 89521	jmsomogyi@gmail.com
9-3-24	Laura Dale Olsen		275 Piney Creek Rd Reno 89521	lauradale-tanguay@hotmail.com
9-3-24	Deborah Fleming		2590 Whittier Ridge Drive Reno 89521	dadachess@hotmail.com
9-3-24	Kirsten Sorensen		10860 Serravina Dr. Reno 89521	ksorensen@me.com
9-3-24	Samantha Terenzi		11490 VERAZAR drive, Reno 89521	sterenzi.dvm@gmail.com
9-3-24	Miguel Cebrenas		228 Red Oak Dr. Sparks, NV 89424	cebrenasmiguel1@gmail.com
9-3-24	Dominique Robles		2281 RADICE K. OAK ST. Sparks, NV 89424	dominique.Robles52@gmail.com
9/3/24	Brian J. Baum		1775 South Virginia Street	BrianJ.Baum@gmail.com
9/3/24	Shanda Crain		17175 S Virginia St Reno, NV 89521	shandacrain@gmail.com
9/6/24	Christen Morn		3238 Cache Peak Dr Reno NV 89521	christenmorn55@gmail.com
9/6/24	Grace Butler	GRACE BUTLER	Po Box 1337, MINNETONKA MN 55345	gracesheedy@gmail.com

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WTM24-001

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Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/31/24	Mary Singer Kreutzberg	<i>Mary Singer Kreutzberg</i>	7225 Sunrise Blvd. Washoe	marysk59@gmail.com
8/31/24	JAMES FOLDEN	<i>James Folden</i>	168 Popomila Court Washoe Valley	j.folden@yahoo.com
8/31/24	Emily Tegler	<i>Emily Tegler</i>	-	emilyteglar@gmail.com
8-31-24	Lisa Folden	<i>Lisa M. Folden</i>	1108 Popomila Ct Washoe Valley	Lisafolden59@gmail.com
8-31-24	Carol Mortet	<i>Carol Mortet</i>	4875 Freckles Ct. Washoe Valley, NV	carolmortet@yahoo.com
8/31/24	NOVA PECK'S	<i>Nova Peck's</i>	3030 B. Nevada Way Washoe Valley	endofthetrail03@gmail.com
8/31/24	KEN MITCHELL	<i>Ken Mitchell</i>	220 SURREY DR PLEASANT VALLEY, NV	
9-1-24	Susan Spradling	<i>Susan Spradling</i>	3920 Doc Olena Ct. Washoe Valley	spradling2009@icloud.com
9-1-24	Jimmy Spradling	<i>Jimmy Spradling</i>	245 ANDREW LN RENO, NV 89521	SPRADLINGJIM9@ICLOUD.COM
9-1-24	Kaitlyn Blair	<i>Kaitlyn Blair</i>	2450 Rhodes Rd Reno NV, 89521	kaitlynclb@gmail.com
9-1-24	Matthew O'Sullivan	<i>Matthew O'Sullivan</i>	2450 Rhodes Rd Reno NV, 89521	Mattos707@hotmail.com
9-1-24	CHRISTINA OLSON	<i>Christina Olson</i>	40 ZIRCON DR #3 RENO, NV 89521	croz2@gmail.com
9-1-24	Angelo Carlini	<i>Angelo Carlini</i>	285 Andrew Lane, 89521	angelor.carlini@gmail.com
9-1-24	Chelsea Dalittle	<i>Chelsea Dalittle</i>	22813 Carriage Dr RNV 89521	doddt45mile@yahoo.com
9-1-24	Norma Velasquez Bryant	<i>Norma Velasquez Bryant</i>	19795 Miner Lane Reno NV 89521	normajeon5050@yahoo.com

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Date	Name (Print)	Signature	Address	E-mail Address
8/29/24	Tina F. SLOBE	<i>[Signature]</i>	4050 Boudin Way	NRKAT@CHARTEL.NET
8/29/24	BRUCE SLOBE	<i>[Signature]</i>	4050 Boudin Way	BRUCE@CHARTEL.NET
8/29/24	Carol Dyer	<i>[Signature]</i>	220 Finch Way	cdstacks@aol.com
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9/3/24	Will May	<i>[Signature]</i>	1555 Brenda Way	willmay014@gmail.com
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9/6/24	Ricelly Rose	<i>[Signature]</i>	516 Clark St R	ricellyrose@yahoo.com
9/10/24	Ron Tilling	<i>[Signature]</i>	1515 Angelle Drive	ron.tilling@charter.net
9/10/24	Joshua D. Conforti	<i>[Signature]</i>	301 Pat. St. WV	joshua.d.conforti@charter.net
9/16/24	Melissa Ann	<i>[Signature]</i>	48 Eureka Pl	melissa.ann@gmail.com
9/6/24	Theresa Moser	<i>[Signature]</i>	750 Appaloosa Dr, Reno	2552theresa@gmail.com

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9/5/24	STEPHEN MURKIN	<i>[Signature]</i>	406 Fort Dodge Ln 89704	doctors6@gmail.com
9/5/24	RICHARD COPP	<i>[Signature]</i>	876 Washoe Dr 89704	Meducopp@yahoo.com
9/5/24	KARL PETERS	<i>[Signature]</i>	225 Brandt Way NV 89704	MRKARLPETERS@gmail.com
9/5/24	Anthony Thomas	<i>[Signature]</i>	2035 S. Higgins Blvd, Fallon	
9/5/24	Marshall McCoy	<i>[Signature]</i>	PO Box 1174 Verdi, NV 89434	biddagmccoy@hotmail.com
9/5/24	Andrew Lipschultz	<i>[Signature]</i>	524 Paradise Valley Road	andrew.lipschultz@gmail.com
9/5/24	Drew Ribar	<i>[Signature]</i>	3480 Pershing Ln Washoe Valley NV	drewribar@gmail.com
9/5/24	Ursula Burnett	<i>[Signature]</i>	3480 Pershing Ln. Washoe Valley NV	u.burnett@outlook.com
9/7/24	Dede Gardella	<i>[Signature]</i>	4240 Jumbo Grade Washoe Valley NV	dgardella@yahoo.com
9/7/24	STEPHEN HOFFMAN	<i>[Signature]</i>	250 PERSHING LANE Washoe Valley	SD4040@gmail.com
9/7/24	Amanda Smith	<i>[Signature]</i>	515 Ethan Lane, Washoe Valley	<i>[Signature]</i>
9/7/24	MARK RUTT	<i>[Signature]</i>	406 Sparrow Way NV	markeric@gmail.com
9-7-24	Jim North	<i>[Signature]</i>	1452 North Hill Rd	JimNorth@verizon.net
9-7-24	James North	<i>[Signature]</i>	135 Cortez Ln, NV	jim@highdeserttx.com
9-7-24	Mia Robinson	<i>[Signature]</i>	7210 Martin Way Reno	Mia.Robinson@net.net

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08/28/24	KAREN HOUDESHEDT		1046 Lindsay Ln Carson City	Kjhoudeshedt@jhealor
09/4/24	David Fuentes		1046 Lindsay Ln Carson City	davidof2013@xuboo.com
28/8/24	Elizabeth Tryon		10216 Lindsay Lane Carson	zbe tryon@att.net
8-29-24	Richard Burns		1190 Goldfield Ave Carson City	RickY.Burns60@Yahoo.com
8-28-24	Cecilia Burns		1190 Goldfield Ave Carson City	" "
	Mike Ste...		3397 field crest Dr	ms@ced 374@adl.com
8-28-24	Antonis Cortez		690 E Patriot blvd	antonis.cortez@gmail.com
8-28-24	Rusty Stich		801 S Carson Street	rusty801@1002.com
8-28-24	Caleb Ruste		1047 Lindsay Ln	CalebRuste@goh.com
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8/28/24	SARAI SALAS		1137 Lindsay Ln	SaraiSalas@gmail.com
8/28	Evan Miranda		1086 Lindsay Ln	Tentarter1985@1002.com
8/28	Luiz Acavado		957 Lindsay Ln Reno NV 89512	luiz.acavado13@yahoo.com
8/28	George Acavado		957 Lindsay Ln Reno NV 89512	georgeacavado1021@gmail.com
08/28	Dobrina M. Schultze		976 Lindsay Ln Reno NV 89512	

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Date	Name (Print)	Signature	Address	E-mail Address
8/29/24	Spring McKnight		415 valley Cir. #C Dayton NV 89403	Froggylover74@gmail.com
8/29/24	Jordan Reagan		250 Jeanell Dr. #19 Carson City, NV 89701	jordie7738@gmail.com
8/29/24	Trisha Wilson		1382 Rancho Rd Gardnerville NV 89460	trishawill02@gmail.com
8/29/24	Faith Wilson		1382 Rancho Rd Gardnerville NV 89460	faithw1382@icloud.com
8/29/24	Maria Johnston		1329 W Wales Ct. Gardnerville NV 89460	ria.johnston@gmail.com
8/29/24	JASON JOHNSTON		SAME # NV 89410	jsanton24@gmail.com
8/29/24	CHRIS GURRARD		206 West pine St. Carson City NV	ThatNEVADAgu42@gmail.com
8/29/24	Rachel		2145 S. Elm Street Reno NV	
8/29/24	Jeff Cordova		1342 Chichester Ave Gardnerville	
8/29/24	Carlve Cordova		"	
9/7/24	Hilrod Rodriguez		775 Washoe Drive 89704	Kimberjess3@gmail.com
9/7/24	Rita Kelley		3655 Lyon Wash Valley	che52kelley@att.net
9-7-24	Lavonne Scheffler		205 Monarch Dr. W. NV	chefkr@stedba.net
9-7-24	Stephen Hunt		Wood Peak Rd Reno NV 89510	Stephen Hunt 137@5.net
9-7-24	Mike Moss		2165 CHADMAN DR	

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9-1-24	Susan Reed Woodman		25 Connie Way Reno NV	sreered68@gmail.com
9-5-24	MICHAEL LARRY		1409 JAMES GARDNER DR	mlarry@subco.com
9-5-24	RICHARD GARDNER		1317 W. LAUREL ST. RENO NV	
9-5-24	Theresa Burke		300 Galena Pines Rd Reno NV	Theresa.BURKE@qnet.com
9-5-24	Tim Burke		300 Galena Pines Rd Reno NV	Tim.Burke@comcast.com
9-5-24	Cristy Lutz		315 Galena Pines Rd Reno NV	Cristylutz@gmail.com
9-5	Todd Hartz		3876 Grand Way	
9/5	Cassandra Burke		3885 Lynn Ln Washoe Valley, NV	cssburke22@gmail.com
9/5/24	Brentamy Lopez		2290 Chukar Dr Washoe	N/A
9/5/24	Debrae Paetzer		2245 Chukar Dr Washoe	debraepaetzer@comcast.com
9/5/24	Steven Silva		181 W Marchmont Lane Reno	ssilva490@comcast.net
9/5/24	Beverly Silva		181 W. Marchmont Reno	bsilva2000@yahoo.com
9/5/24	Jessica Paul		60 Bear St, WV 89704	jpjessicapaul.com
9/5/24	Jeri Mathis		3625 Poco Lena Ct.	Sliekhornse@stnet.net
9/5/24	Michelle Lender		1405 Grandway Reno NV	Michelle.lender@comcast.com

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8/27/24	Daniel Wink		3975 Doc Olen Ct - Washoe Valley	danwink1@gmail.com
8/28/24	Lynn Cordova		205 Monarch Dr	hhcordova@aol.com
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8/28/24	Connor BOHACH		" "	" "
8/28/24	Brenda Steffen		405 Puna Dr. Washoe Valley NV	SagebrushLoving@aol.com
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8-29	Shane Ruiz		225 Magpie way Washoe Valley	RFSUNKIER@GMAIL.COM
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8/30	Henrik Martin		143 Peppy Sam Ct, Washoe Valley	henrik@netgate.net
8/30	Yukon Takeuchi		305 Old Washoe Circle Washoe Valley NV	stake46@yahoo.com
8/30	Desiree Espinoza		4000 Bluewing Way Washoe Valley NV	dmom3@gmail.com
8/30	Bill Mann		3015 Chipmunk Dr. W.V.	
8/30	Kathryn Dyer		4250 Drake way Washoe Valley	grouseaholic@yahoo.com

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PUBLIC COMMENT
WTM24-001

Planning Commission Presentation

Sierra Reflections

Area of Concern: Parcel Size & Density

Good evening Commissioners. My name is Charlie Hyatt and I would like my comments entered into the record.

I would like to present to the Commission my concerns regarding the parcel sizes and proposed density in the Sierra Reflections tentative map.

The Application does not correctly identify the zoning classifications of the proposed parcels as per Washoe County Regulatory Zone Development Standards, Table 110.406.05.1.

<Place the following Exhibit on the Overhead Projector>

On page 29 of the Application the developer provides a table of parcel sizes, setbacks and the corresponding "Closest WC Zoning". Per Washoe County code, the zoning designations actually fall into a higher density classification.

Min. Lot Dimensions	Front	Side	Rear	Closest WC Zoning	Actual Washoe County Regulatory Zone Development Standards
80x140	15/20	8	30	MDS	HDS
80x120	15/20	8	20	MDS/4	HDS
70x140	15/20	7	30	MDS/4	HDS
70x120	15/20	7	25	MDS/4	HDS
70x100	15/20	7	20	HDS	HDS
60x110	15/20	6	20	HDS	HDS
50x100	15/20	5	15	HDS	HDS
45x110	15/20	5	15	HDS	LDU
Patio Homes	10/15/20	5	10	LDU	MDU – exceeds 10 homes per acre

Sierra Reflections Application Project Narrative, Development Statistics, page 29	STAFF REPORT, EXH. E, Pg. 307	Table 110.406.05.1
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The proposed neighborhoods are not suburban. In fact, 257 of the proposed 304 parcels in the first major buildout of the development would only be allowed under Urban design standards.

There are problems with placing an urban neighborhood in a rural area and these problems have not been addressed in the tentative map.

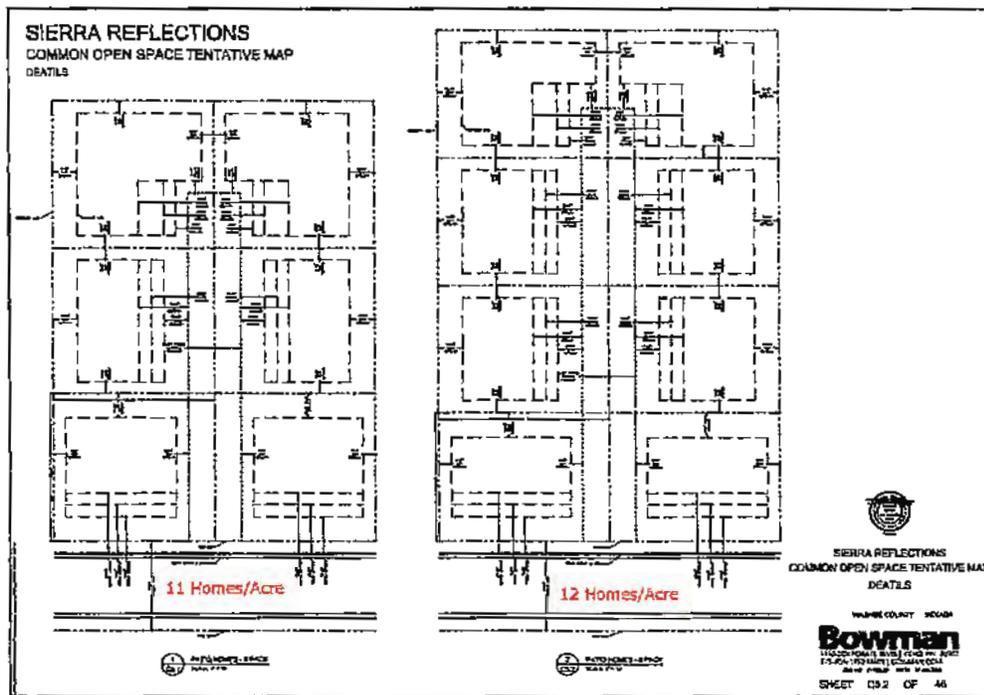
The urban densities do not accommodate for the parking needs of residents and the reliance on vehicles in a rural area.

Envision Washoe 2040 identifies the entire Pleasant Valley area as "RURAL". This overall Rural designation is due to the absence of multi modal forms of transportation. The plan acknowledges that all residents of Pleasant Valley are entirely dependent upon automobile transportation.

You will find that the majority of households in Pleasant Valley have more vehicles on their property than the number of driving age members in their household. The developer has not adequately planned for the increased reliance on vehicles and where those vehicles would be parked in a tightly packed urban design neighborhood.

<Place the following Exhibit on the Overhead Projector>

Here is the proposed layout for the patio homes. The six packs are 11 homes/acre and the 8 packs are 12 homes/acre. Per Washoe County Development Code, Table 110.410.10.1 Off Street Parking Space Requirements, patio homes are only required to have one covered parking space no matter how many bedrooms and each pack of homes shares a common driveway. Under these conditions there is no place to park more than one vehicle per household without either blocking your own vehicle or a neighbor's vehicle.



The tentative map has not accounted for the increased reliance on vehicles in the proposed high density urban design in a rural area with no multi modal transportation.

This Planning Commission should deny the Sierra Reflections Application because the developer has not accurately stated the level of urban design proposed in the tentative map and has not allowed for the number of vehicles that will be parked in a Rural area that is entirely dependent upon vehicular travel. Per Section 110.608.25 Findings, Item C, the site is not physically suited for a high density urban neighborhood.

Min. Lot Dimensions	Front	Side	Rear	Closest WC Zoning	Actual Washoe County Regulatory Zone Development Standards
80x140	15/20	8	30	MDS	HDS
80x120	15/20	8	20	MDS/4	HDS
70x140	15/20	7	30	MDS/4	HDS
70x120	15/20	7	25	MDS/4	HDS
70x100	15/20	7	20	HDS	HDS
60x110	15/20	6	20	HDS	HDS
50x100	15/20	5	15	HDS	HDS
45x110	15/20	5	15	HDS	LDU
Patio Homes	10/15/20	5	10	LDU	MDU – exceeds 10 homes per acre

Sierra Reflections Application Project Narrative, Development Statistics, page 29 Table 110.406.05.1

259 of the proposed 940 home sites only meet urban design standards. This represents the majority of the homes in Phase 1.

Good evening Commissioners, my name is Clare Holland. Please enter my comments and exhibits into the record. Sierra Reflections' application is incomplete regarding sensitive migration routes so it cannot make the required findings for approval.

The application omitted a site analysis of two sensitive migration routes. (see picture of Pacific Flyway) The project site is part of the Pacific Flyway, a major north/south migration route for over 350 million birds and more than 50% of these birds are waterfowl. (See picture of pond) Browns Creek Pond, at the center of the development, is an important stopover point for waterfowl during migration. The disturbances caused by Sierra Reflections will disrupt their stopovers and cause many birds to avoid the pond. This is not consistent with Envision Biodiversity Goal 1.2 (Appendix 4 p. 21)-limit development activities that impede natural migration patterns between habitats on which migratory species depend.

The project site also encompasses a major mule deer movement corridor. (see deer habitat map) Populations of mule deer have been steadily declining for the last 30 years (see deer population graph) and because of this they have been identified as a species greatest conservation need in the Nevada State Wildlife Action Plan (p. 41). Carl Lackey of NDOW states that urban sprawl and the activities associated with it are the biggest challenges facing the Carson Front mule deer population. The application states that ample corridor widths of 300 feet are provided along the creeks, yet according to Cady Schroeder of NDOW, mule deer require a minimum corridor width of 1300 feet for functional migration. Smaller migration corridors and an increase in traffic create more chances for collisions. Envision (Appendix 4 p.32) states that increased collisions may push the mule deer population past the point of recovery. This does not comply with Envision Sustainability Goal 2.3 (Appendix 4 p. 53) -the county will encourage the location of higher density development closer to urbanized areas and support limitations on development in rural areas with high biodiversity.

Since the application omitted a site analysis of migration routes and the development will not provide adequate migration habitats these 3 findings cannot be made:

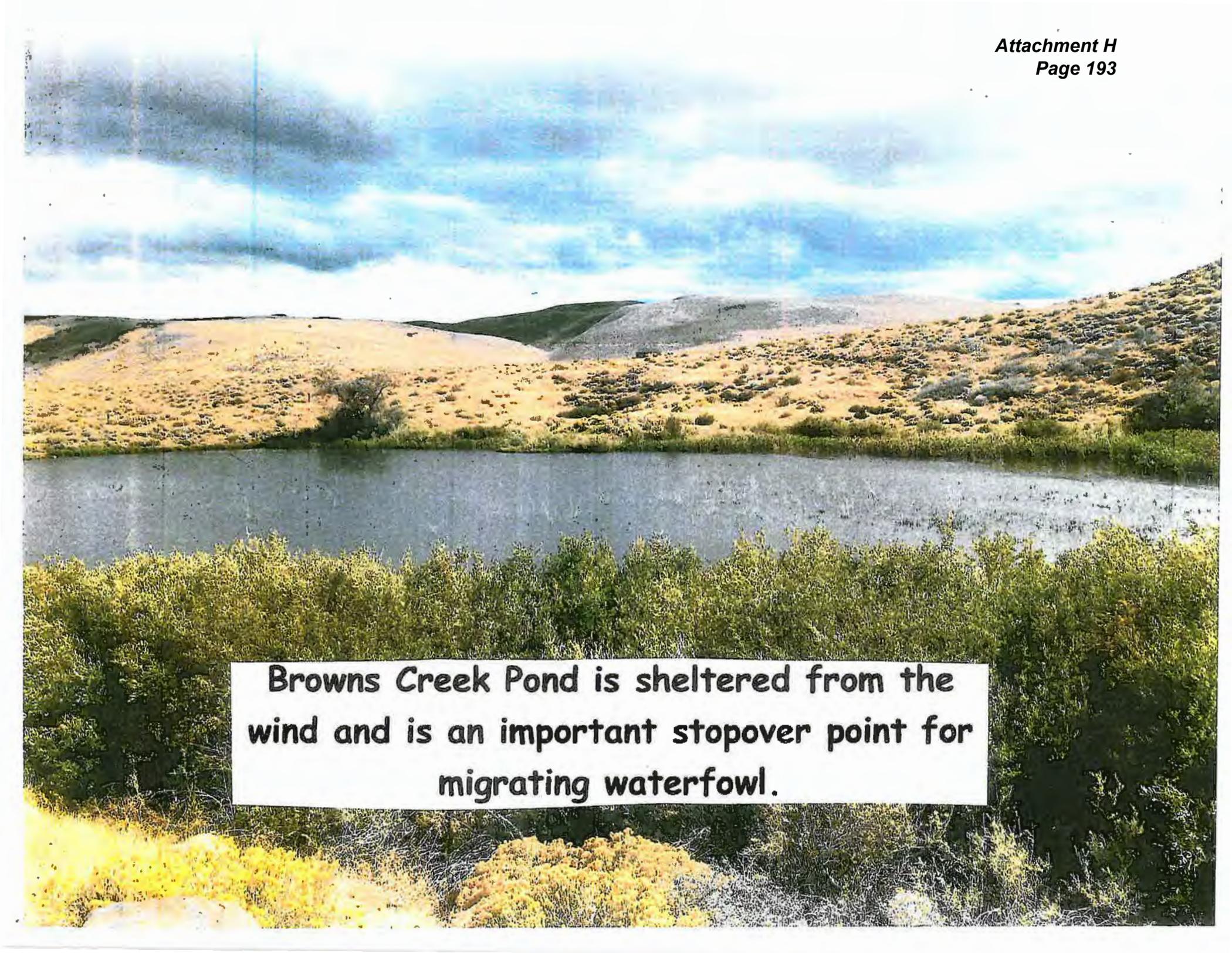
Common Open Space Development Finding (b),
Tentative Subdivision Maps Finding (b), and
Tentative Subdivision Maps Finding (e).

Since these findings cannot be made I request that you deny the application.

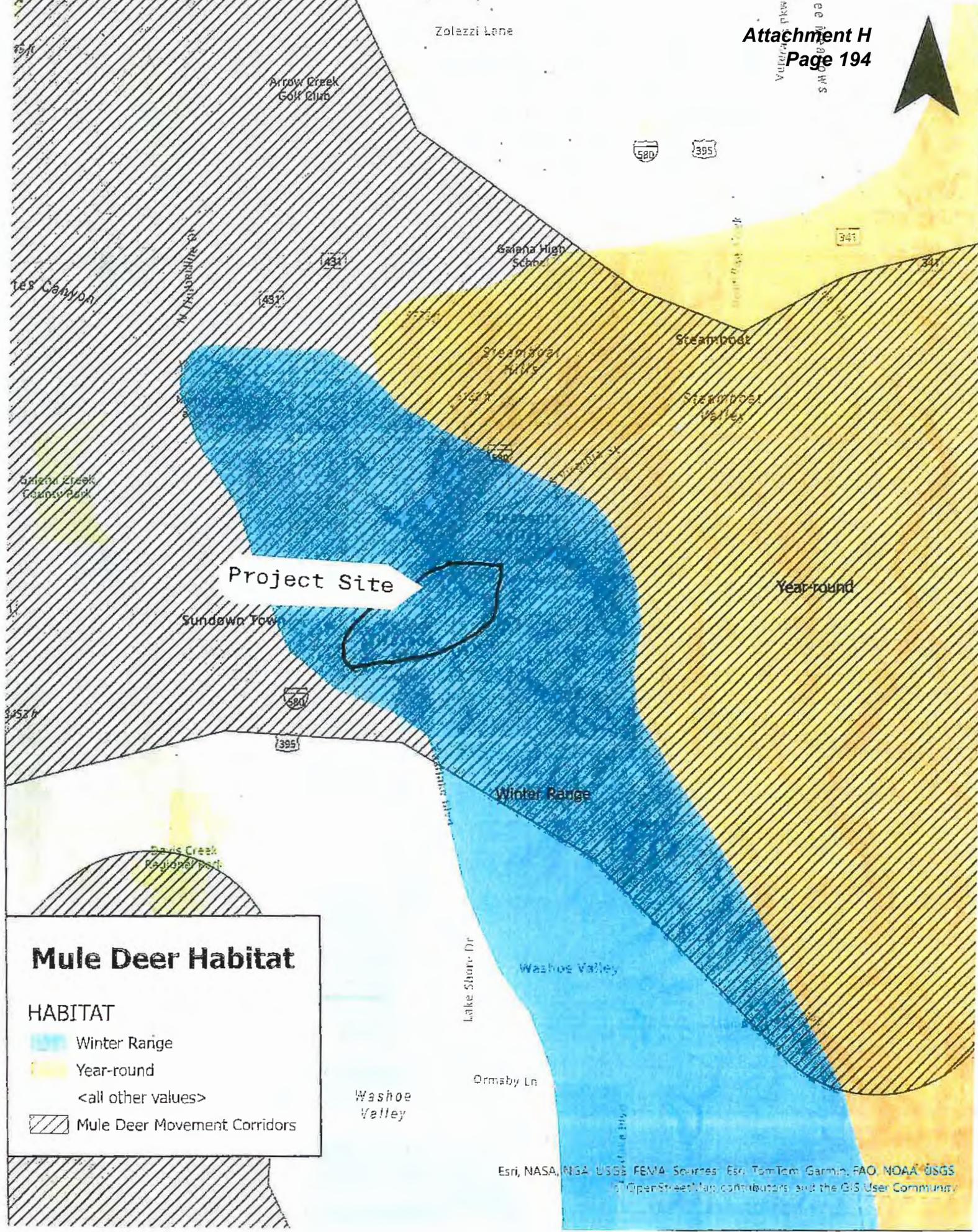
Pacific Flyway



The project site is part of the Pacific Flyway, a major north/south migration route for millions of birds, and over 50% of these birds are waterfowl.



Browns Creek Pond is sheltered from the wind and is an important stopover point for migrating waterfowl.



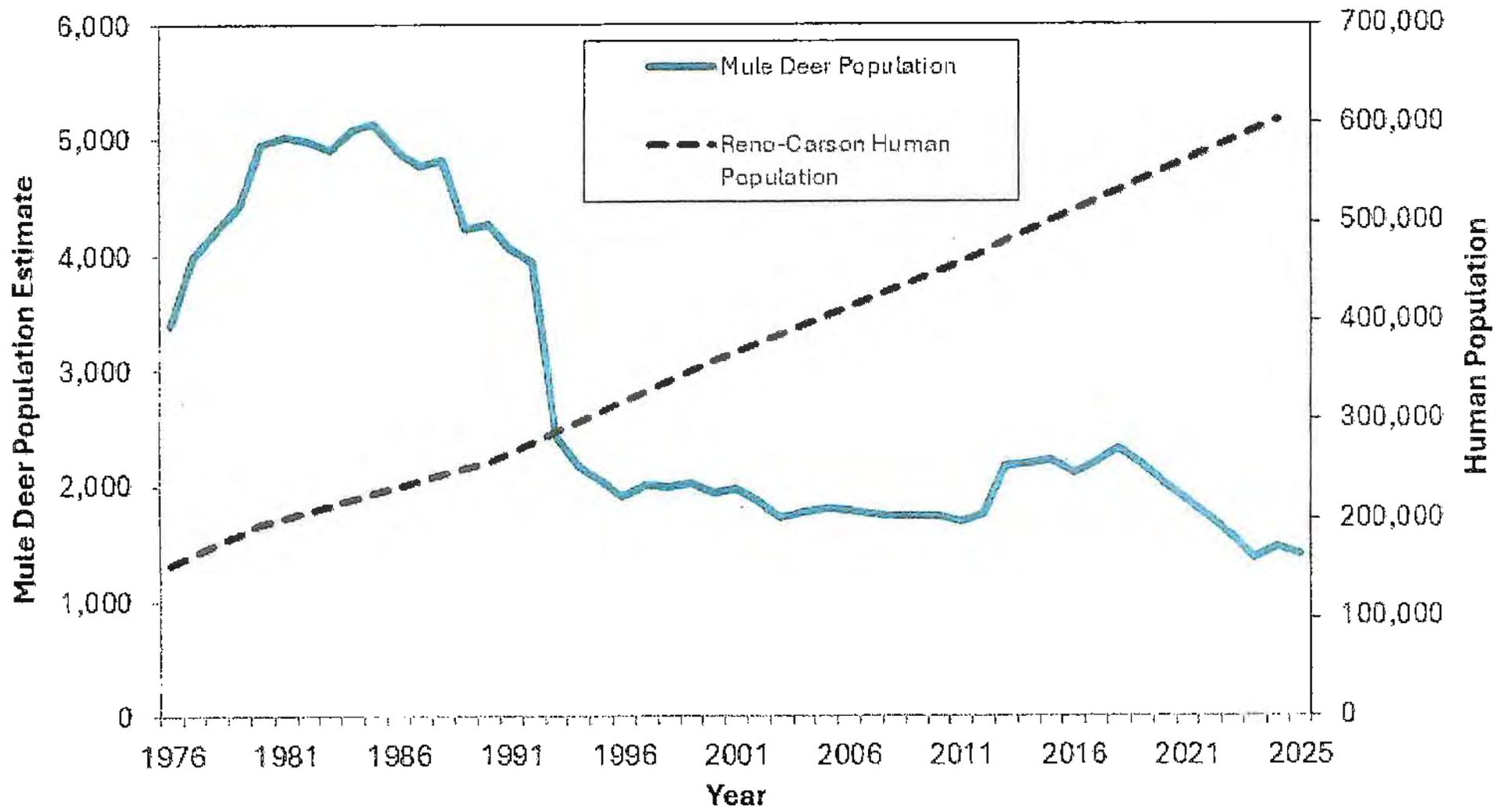
Project Site

Mule Deer Habitat

HABITAT

- Winter Range
- Year-round
- <all other values>
- Mule Deer Movement Corridors

**Carson Range Mule Deer vs Human Population Estimates
1976 -2025**



Common Open Space Subdivision Presentation

10/26/25 196

My name is MIKE SULLIVAN. Please enter my comments and exhibits into the record.

The Applicant is proposing a Common Open Space Subdivision. This type of development has its own unique set of Findings as documented in Article 408, Section 110.408.28.

This presentation summarizes information previously provided in detail to show that the Applicant cannot make all five of the required Findings.

Finding (a) Preserve or Provide Open Space requires that the development preserves developmentally constrained areas from development.

The Application does not preserve developmentally constrained areas.

1. The meadow is a FEMA 100-year flood plain. Areas of this flood plain also exhibit wetland characteristics.
2. The Truckee Meadows Regional Plan Designates this meadow as a Natural Resource Consideration Area and a Critical Source Water Protection Area. The meadow is critical for aquifer recharge and natural water pollution filtering.
3. Extensive mercury contamination in the floodplain has been verified by the Applicant's testing. The proposed remediation to allow habitation will destroy the beneficial functions of the floodplain and further spread contamination.

Finding (b) Protect Natural and Scenic Resources. states that **“The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species”.**

1. The development fails to comply with Hillside Development Article 424 and destroys natural and scenic resources, including the floodplain, by excessive cut and fill grading.

2. The applicant fails to protect large trees as required. The applicant plans to destroy almost all trees outside of the streambed buffer zone without regard to size.

3. The proposed development is habitat for two endangered species and one threatened species. The Applicant plans to destroy a large amount of habitat by cut and fill grading. The development will release untreated polluted stormwater into the habitat of these Special Status Species.

Finding (c) Achieve a More Efficient Use of the Land. States that **“The development uses density clustering to further protect and preserve open spaces”.**

The Applicant fails to protect and preserve developmentally constrained open space areas by clustering development in these areas. The proposed clustering destroys environmentally sensitive areas while leaving areas more suitable for development as open space.

As shown, the Applicant cannot make Findings (a), (b), and (c). You must deny the Application for a Common Open Space subdivision.

Good evening Commissioners, my name is Mike Goldie. Please enter my comments and exhibits into the record. Sierra Reflections' application is incomplete regarding endangered species so it cannot make the required findings for approval.

The applicant did not answer question 12 regarding the subject property containing rare or endangered animals. The application includes a letter from the US Fish and Wildlife Service stating there is a listed endangered species, (show skipper habitat) a butterfly called the Carson Wandering Skipper, whose primary habitat encompasses the subject property. This map (show tmrpa map) from the Truckee Meadows Regional Planning Agency shows the subject property is located within watersheds that impact the endangered cui-ui and the threatened Lahontan cutthroat trout. The US Fish and Wildlife Service considers these watersheds part of the range and distribution of these fish.

This is not consistent with the purpose of **Open Space Standards Article 432.00—to preserve and protect environmentally sensitive open space areas.**

It does not comply with **Common Open Space Standards 432.35-Environmentally Sensitive Habitat** in these two areas:

1. No new development shall be permitted within a recognized primary habitat area of an endangered species.
2. A habitat survey of the area shall include mitigation measures to reduce impacts and to allow for the long-term maintenance of environmentally sensitive habitats.

Since the applicant failed to include endangered and/or threatened species or describe mitigation measures to reduce impacts, the application is incomplete, so these three findings cannot be made:

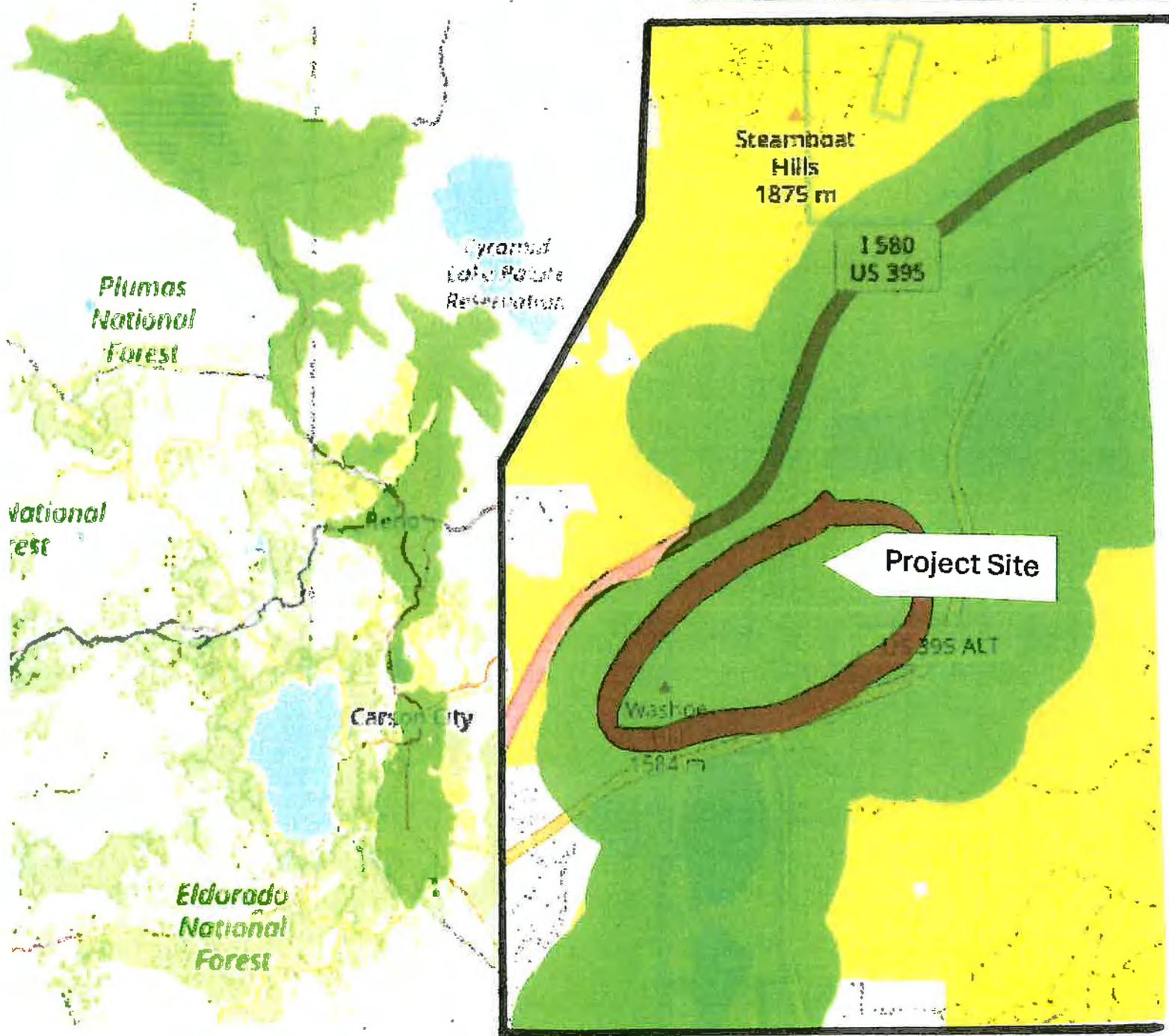
1. **Common Open Space Development Finding (b) Protect Natural and Scenic Resources**
2. **Tentative Subdivision Map Finding (b) Design or Improvement**
3. **Tentative Subdivision Map Finding (e) Fish or Wildlife**

Since the above findings cannot be made I request that you deny the application.

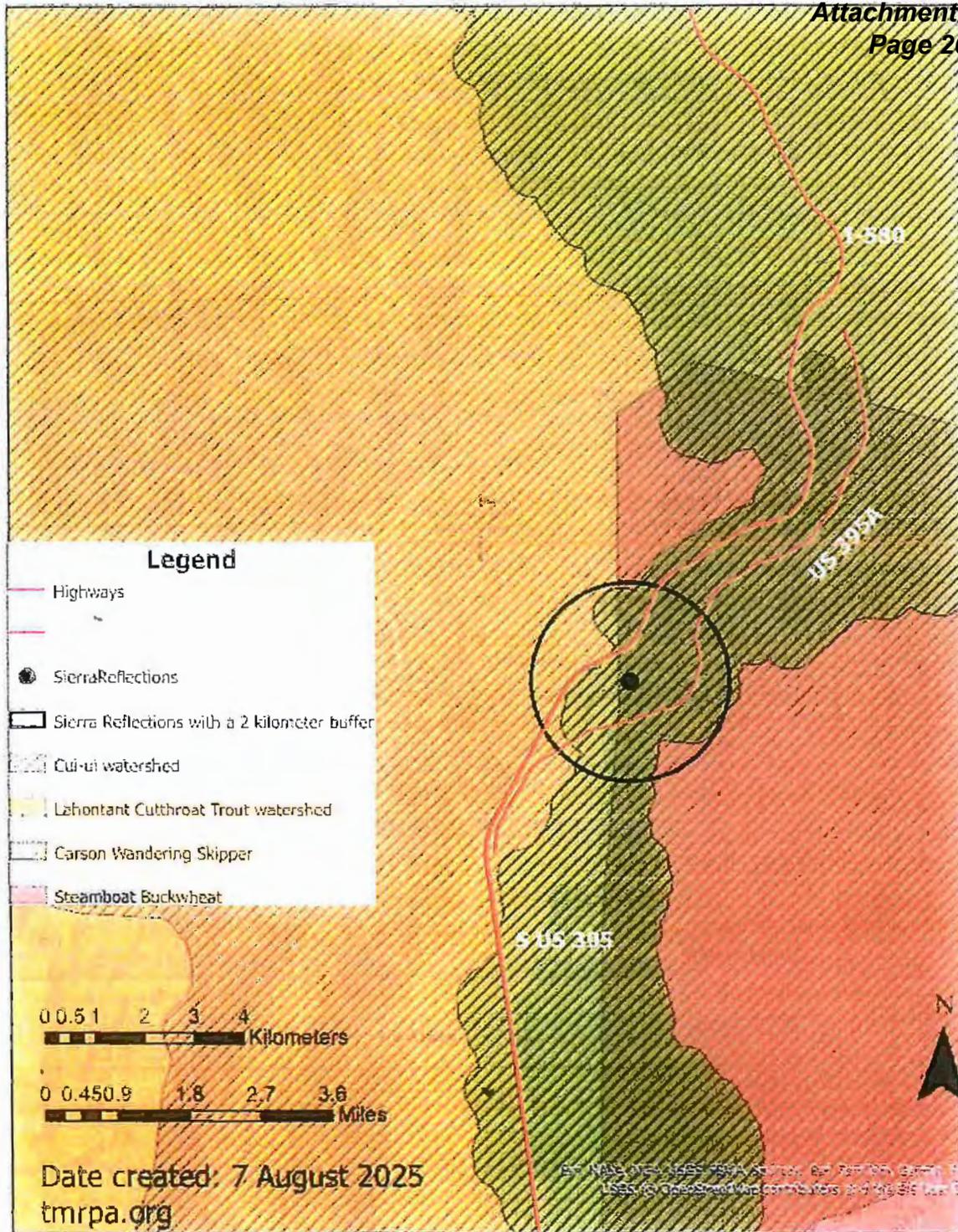
285 words



Carson Wandering Skipper Habitat U.S. Fish & Wildlife Service Map



that intersect with Sierra Reflections within a 2 kilometer buffer.



COMMON_NAME	FEDERAL_STATUS	STATE_STATUS	DATA_SOURCE	NOTE
Lahontan Cutthroat Trout	Vulnerable	Threatened	USFWS	This polygon represents the watersheds that the Lahontan Cutthroat Trout is impacted by. The USFWS considers these watersheds the range and distribution of the Lahontan Cutthroat Trout.
Cui-ui	Endangered		USFWS	This polygon represents the watersheds that the Cui-ui is impacted by. The USFWS considers these watersheds the range and distribution of the Cui-ui.
Steamboat Buckwheat	Endangered		USFWS	
Carson Wandering Skipper	Endangered		USFWS	

Good evening Commissioners, my name is Karen Critor. Please enter my comments and exhibits into the record. I am speaking on the pollution issues Sierra Reflections will cause in Steamboat Creek. Due to these issues the application cannot make the required findings for approval.

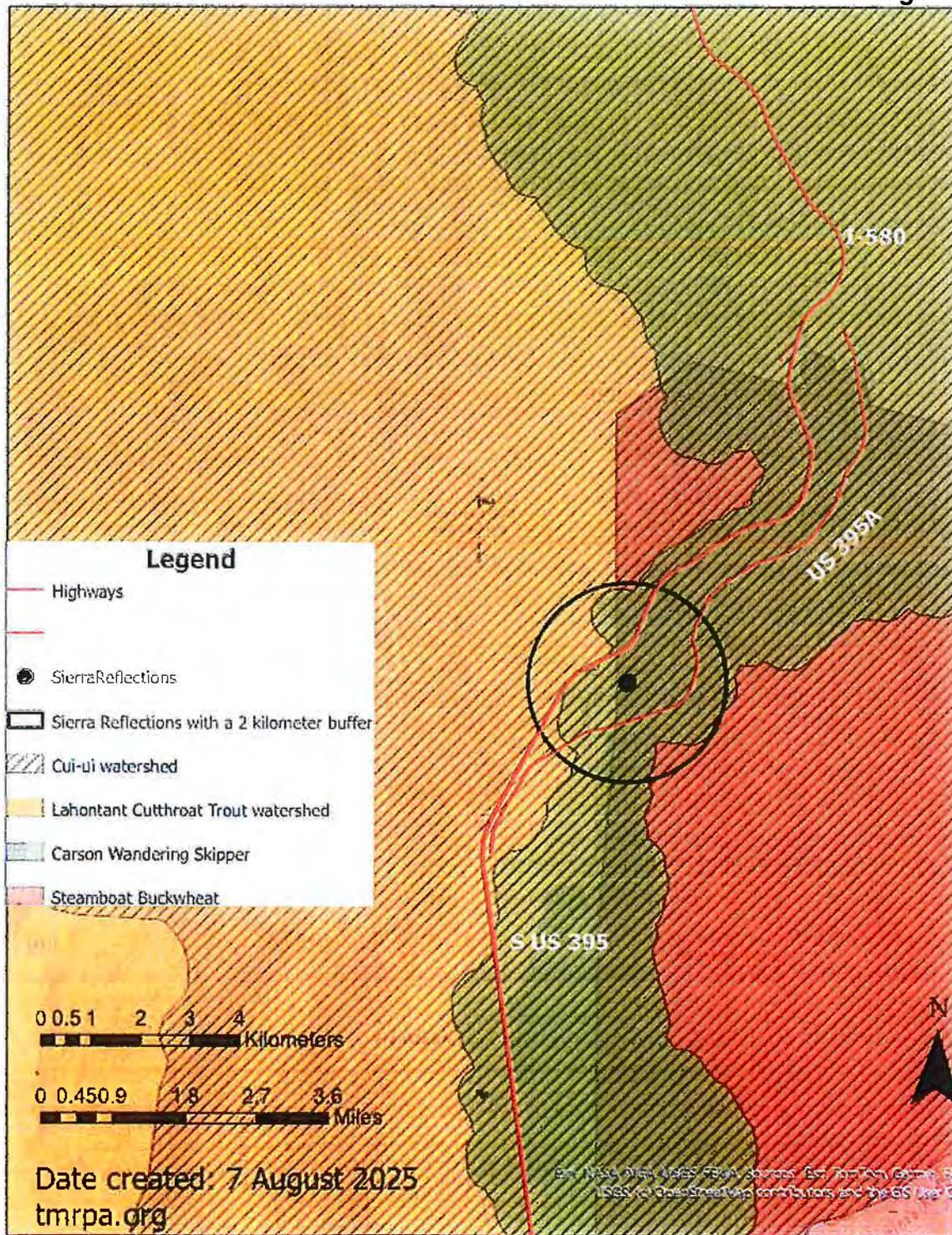
Envision Washoe 2040 (Appendix 4 p. 48) states that Steamboat Creek is classified as the largest nonpoint source of pollution to the Truckee River. Nonpoint source pollution is carried to lakes, rivers and creeks in runoff from untreated storm water from construction sites and developed areas. **(show table)** This table from the 2024 Nevada Water Quality Integrated Report shows the pollution load in Steamboat Creek measured in two locations from its source. In this span of 7.1 miles the number of pollutants increases from 4 to 7. This increase can be attributed to the creek flowing through highly developed areas where it is exposed to increasing amounts of nonpoint source pollution.

(show tmrpa map) The pollution will affect these species downstream from the project as shown in this map from the Truckee Meadows Regional Planning Agency: the endangered cui-ui and Carson Wandering Skipper and the threatened Lahontan cutthroat trout.

List of Impaired Waters p. 160

<p>Nonpoint source pollutants in Steamboat Creek from its source to 5.4 miles downstream</p>	Total Phosphorus SV AQL
	<i>E. coli GM RWC</i>
	<i>E. coli SV RWC</i>
	<i>Iron 96-hour AQL</i>
<p>Nonpoint source pollutants in Steamboat Creek from 5.4 miles downstream to 12.5 miles downstream</p>	Mercury SV FC
	<i>E. coli GM RWC</i>
	<i>E. coli SV RWC</i>
	Arsenic IRR
	Boron IRR
	Arsenic WLS
	Boron WLS

Red indicates a new listing for 2024



COMMON_NAME	FEDERAL_STATUS	STATE_STATUS	DATA_SOURCE	NOTE
Lahontan Cutthroat Trout	Vulnerable	Threatened	USFWS	This polygon represents the watersheds that the Lahontan Cutthroat Trout is impacted by. The USFWS considers these watersheds the range and distribution of the Lahontan Cutthroat Trout.
Cui-ui	Endangered		USFWS	This polygon represents the watersheds that the Cui-ui is impacted by. The USFWS considers these watersheds the range and distribution of the Cui-ui.
Steamboat Buckwheat	Endangered		USFWS	
Carson Wandering Skipper	Endangered		USFWS	

Good evening Commissioners, my name is SANDI SULLIVAN. Please enter my comments and exhibits into the record. I will show that Sierra Reflections' application is incorrect regarding tree removal so it cannot make the required findings for approval.

This tree removal exhibit (**show exhibit**) from the application shows 113 of the 208 trees on the site will be removed. This equates to removing 54% of the existing trees. **Landscaping Article 412.25** states that a minimum of 50% of existing significant trees must be preserved in their existing location. Since more than 50% of the existing trees will be removed these two findings cannot be made: **Common Open Space Development Finding (b) Protect Natural and Scenic Resources and Tentative Subdivision Maps Finding (b) Design or Improvement.**

The tree removal plan does not comply with **Hillside Development Article 424.40 Vegetation Preservation and Restoration Standards**-ensure maximum preservation and restoration of existing trees and vegetation. Since the tree removal plan does not ensure maximum tree preservation the application does not meet **Tentative Subdivision Maps Finding (b).**

The application also states that the trees to be removed are predominantly cottonwoods and willows which are prohibited per **Landscaping Article 412.60** of the development code.

This is incorrect as **Article 412** states that cottonwoods are allowed in riparian areas or areas in proximity to streams and creeks. **Landscaping Article 412.25** states that existing trees not on the prohibited plant list with a caliper greater than 6 inches shall be preserved if feasible. Since the tree removal plan is incorrect regarding cottonwoods, **Common Open Space Development Finding (b)** cannot be made.

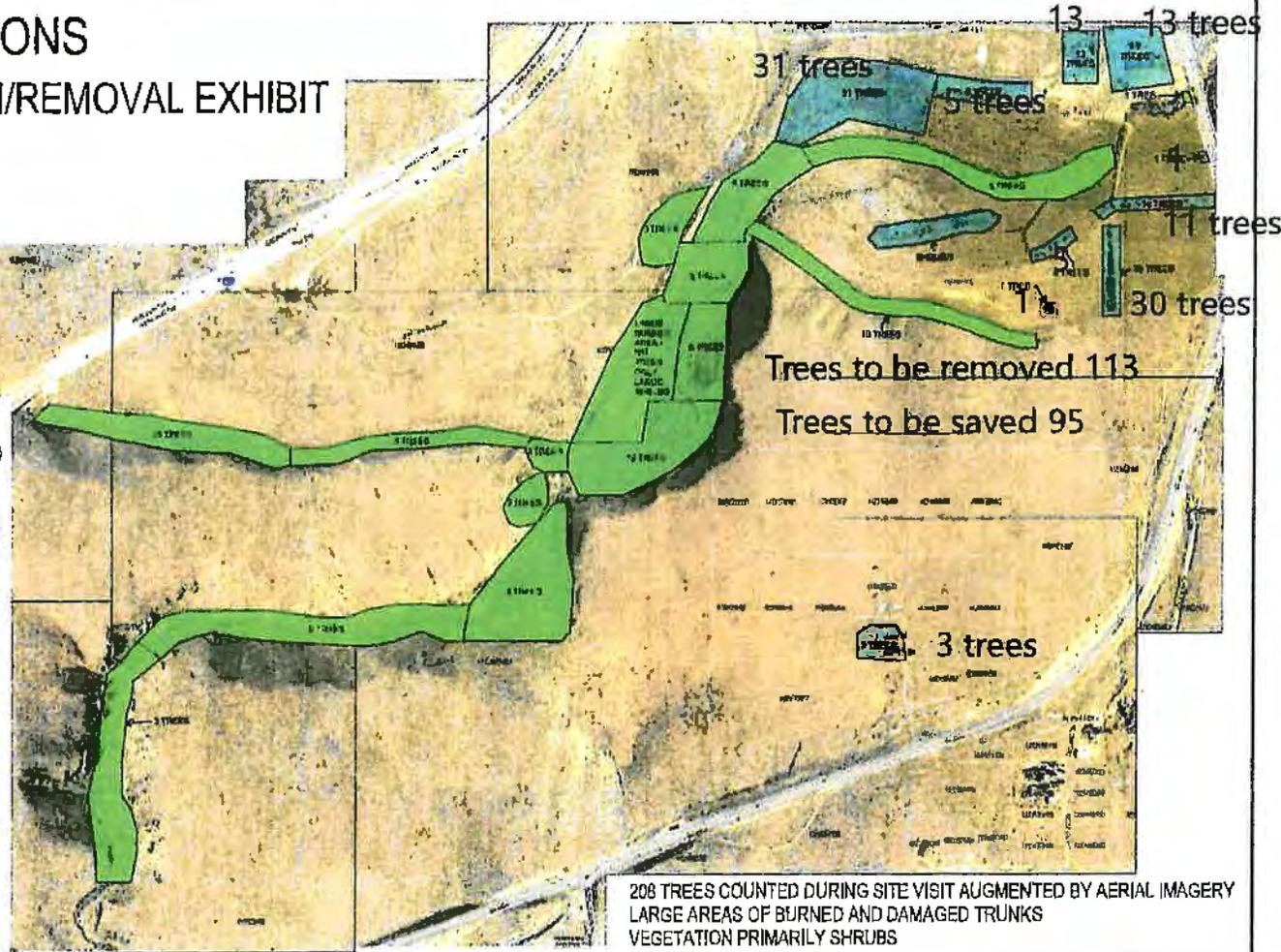
Since the above findings cannot be made I request that you deny the application.

279 words

SIERRA REFLECTIONS

TREE PRESERVATION/REMOVAL EXHIBIT

NOVEMBER 10, 2023



TREES COUNTED WERE 6" CALIPER SIZE AS MEASURED 6" FROM GRADE, PER 110.412.25 (MATURE)
208 TOTAL (MATURE) TREES ESTIMATED

TREES TO BE REMOVED (113 TREES)
REMOVAL TREES ARE LOCATED WITHIN THE MEADOWS AREA IN THE NORTHERN PORTION OF THE SITE. THIS IS AN AREA WHERE MERCURY HAS BEEN IDENTIFIED DUE TO HISTORIC IRRIGATION OF THE FIELD. CAPPING OF THE MERCURY, AS NECESSITATED UNDER THE DRAFT REMEDIATION ACTION PLAN WILL NECESSITATE THE ELIMINATION OF THE EXISTING TREES WITHIN THE DEVELOPMENT PORTION OF THIS SITE. TREES IN THIS AREA WERE DOMINARELY PLANTED ALONG HISTORIC AGRICULTURAL ACCESS ROADS.

TREES TO BE SAVED (95 TREES)
SAVED TREES EXIST PREOMINATELY ALONG THE EXISTING CREEK CHANNELS OF STEAMBOAT AND BROWNS CREEKS AND OUTSIDE OF GRADED AREAS.

MOST OF THE SITE DOES NOT POSSESS TREES
PRELIMINARY LANDSCAPE PLAN PROVIDES NEW TREES TO BE PLANTED WITH DEVELOPMENT THAT WILL EXCEED REQUIRES ASSOCIATED WITH TREES TO BE REMOVED

208 TREES COUNTED DURING SITE VISIT AUGMENTED BY AERIAL IMAGERY
LARGE AREAS OF BURNED AND DAMAGED TRUNKS
VEGETATION PRIMARILY SHRUBS

Good evening commissioners. Please enter my comments into the record. My name is Gayle Bowers. I am the past chairperson of the Washoe Storey Conservation District back when we created the Steamboat Creek (SBC) Restoration Plan which is available on their website. When this plan was created it was unimaginable that anyone would want to destroy this critical ecological area in order to build an urban style housing development.

No development should be allowed in this highly sensitive and constrained area. This would allow the stream and floodplain to function in their natural manner. If the already existing beaver population is allowed to do its natural job, instead of us destroying them which is what's been happening for the last few years, the mercury will continue to not be disturbed, and will be able to settle out into restored wetlands, ground water will recharge, water quality will improve exponentially, and fisheries will reestablish potentially becoming a worldwide showcase of stream restoration.

Continuing the creek as a ditch, as proposed, does NOT clean water! If we let nature do the job there is NO cost to the taxpayer. Cottonwood is NOT a trash tree! They provide shade and stability. If the ultimate goal is to restore the fishery capacity of SBC, as stated in the Restoration Plan, it will need a vibrant, rich eco system including Cottonwoods AND Willows.

The upper Brown's Creek water shed is very steep, fragile and loose, as seen at the top of the meadow, with that boulder field deposited from up above. That boulder field keeps the upper water shed stable. Future public safety requires lots of SPACE down in the flood plain. The Steamboat Creek Restoration Plan declared this part of the creek's restoration as HIGH PRIORITY.

Watershed restoration opportunity will be totally lost if the proposed development is approved as is. The southern Washoe County rural experience will no longer showcase the absolute magnificent beauty that makes us world famous!! Allowing and approving an inappropriately designed development on route between Reno and Tahoe clearly defeats our entire community's vision for all of Northern Nevada for residents and tourism alike.

The proposed actions of the applicant clearly violate the Steamboat Creek Restoration Plan as well as numerous areas of the Washoe County Master Plan and Development Code. For this reason, Findings (b) Design or Improvement, (c) Type of Development, and (e) Fish or Wildlife for a Tentative Subdivision Map cannot be made. This application must be denied. Thank you for your consideration. Please, let us ALL respect the power of nature.

My name is William Cowan. I am a resident of Pleasant Valley and a retired aquatic ecologist. I would like this testimony to be on record.

I'm speaking on flooding issues related to the proposed Sierra Reflections subdivision.

Steamboat Creek has a history of frequent flooding events. Historic newspaper accounts and recent data from the USGS Steamboat Creek monitoring station document a total of 34 floods. Nine floods have been experienced since 1980. These events are predicted to increase in severity and frequency (*see attached Reference Section*).

The design of the proposed subdivision will destroy the Steamboat Creek floodplain by capping 87% of it with eight feet of fill and confining the stream within a 300-foot-wide corridor bounded by rip rap.

1. Destruction of the floodplain nullifies natural flood control functions of Steamboat Creek. It is inconsistent with **Washoe County Development Code Article 418 SIGNIFICANT HYDROLOGIC RESOURCES Section 110.418.00** which states "The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Preserving, protecting and restoring the natural functions of existing perennial streams in Washoe County;
- (c) Ensuring the natural flood control functions of perennial streams including stormwater retention and slow-release capabilities are maintained;
- (e) Ensuring the natural water quality functions of perennial streams including pollution filtering, nutrient recycling and sediment filtering capabilities are not impacted by proposed developments; and,
- (h) Ensuring no net loss of value, acreage and function of significant hydrologic resources.

* - For these reasons **Washoe County Development Code Article 608, Tentative Subdivision Maps, Section 110.608.25, Findings (b) Design or Improvement and (f) Public Health cannot be made.**

2. The proposed development is on a floodplain and constriction of Steamboat Creek will increase water depth and velocity in the channel and increase erosive action during flood flows. This violates **Envision Washoe 2040, AR Principle 1 Policy 1.2 Restrict development in floodplains that would constrict or**

otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.

*** - Washoe County Development Code, Article 608, Section 110.608.25, Findings (b) Design or Improvement and (c) Type of Development cannot be made.**

3. The flushing of pollutants and contaminated sediment caused by increased floodwater erosion will have a negative impact on the habitat of endangered Cui-ui sucker fish and threatened Lahontan Cutthroat Trout. This is inconsistent with **Washoe Envision 2040, NCR Principle 3 Policy 3.1** Protect key wildlife and fishery habitats of threatened, endangered or rare species.

*** - Washoe County Development Code, Article 608, Section 110.608.25, Findings (b) Design or Improvement and (e) Fish or Wildlife cannot be made.**

These flooding issues show that Findings for a Tentative Subdivision Map cannot be made. The Application must be denied.

REFERENCES

SUMMARY OF FLOOD EVENTS FROM 1980 – 2017

Nine flood events have been recorded at the United States Geological Survey (USGS) Steamboat Creek flow monitoring station (10349300) from 1980 – 2017. Flood severity at this station is determined by the stage of the creek as follows:

- Stage > 6.0 feet = Major Flooding
- Stage > 4.8 feet = Moderate Flooding
- Stage > 4.0 feet = Minor Flooding

Date	Stage height (feet)
1/13/1980	4.29
3/13/1983	4.30
2/17/1986	6.79
3/10/1995	4.58
2/04/1996	4.01
1/01/1997	6.03
2/09/1999	4.06
12/31/2005	6.79
1/10/2017	5.63

Data downloaded 12/22/2025 from:

nwis.waterdata.usgs.gov/nwis/peak?site_no=10349300&agency_cd=USGS&begin_date=1972-01-01&end_date=2025-12-22&set_logscale_y=1&format=rdb&date_format=YYYY-MM-DD&rdb_compression=value&hn2_compression=file&submitted_form=brief_list

A Review of Flood History and Potential Flood Risks in the Steamboat Creek Watershed

Compiled by The Historical Committee

October 14, 2024

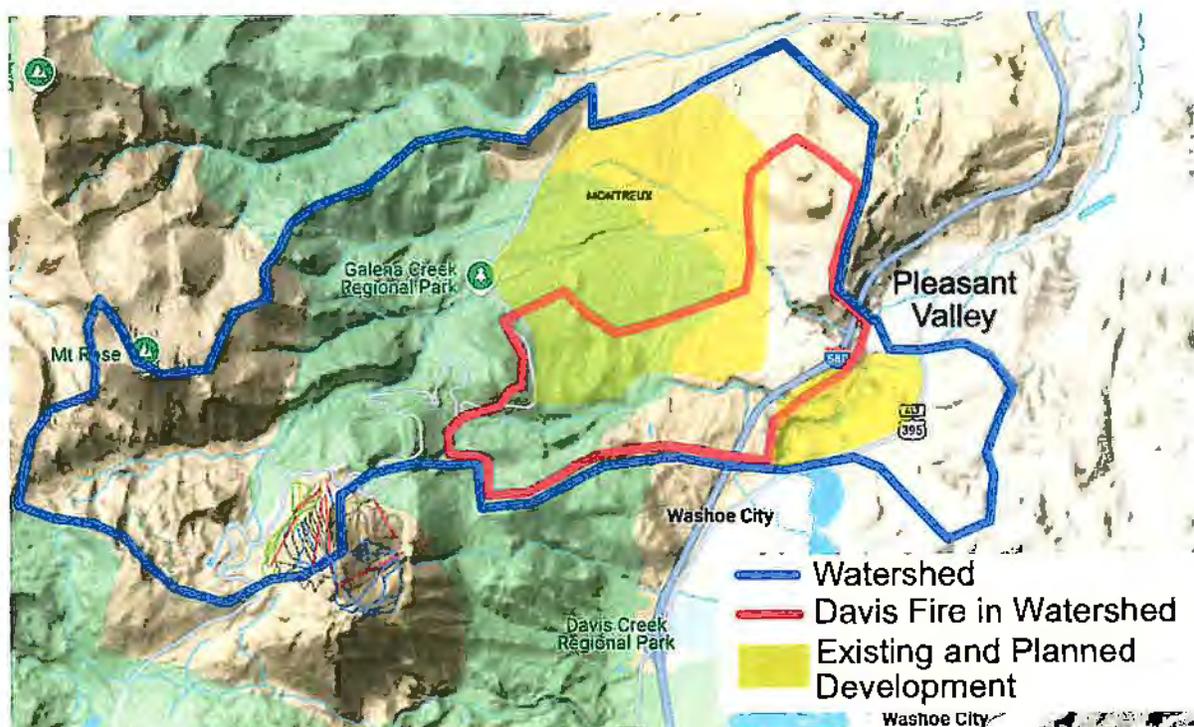
Background and Scope

This paper is a brief review of flooding in recent history and the potential for future flooding in the Steamboat Creek Watershed as it pertains to Pleasant Valley. Recent history shows that property damaging flooding has occurred on multiple occasions. Today, due to residential development there is less opportunity for water to disperse and infiltrate and future development will exacerbate that situation. This paper represents an overview only and its conclusions can be refined with further study. For instance, rough measurement of impervious surfaces can be extrapolated by the number of residential lots but calculating the impervious surface totals for the roads to access those lots will take much more calculation than is justified in this preliminary report.

The Pleasant Valley Watershed

Steamboat Creek originates at the outlet dam of Little Washoe Lake in Washoe Valley. Little Washoe Lake receives its waters from the Washoe Valley watershed surrounding that valley. While Washoe Valley has had its share of natural and man-made flood disasters in recent history (1870s-2024) these events have been confined to that valley by the mitigating storage capacity of the valley lowlands*. Washoe Lake, Scripps Wildlife Management Area and Little Washoe Lake have so far had the capacity to store floodwaters associated with the Washoe Valley watershed. Therefore that section of the Pleasant Valley watershed will be excluded from this report.

- *A Short History of Floods in Washoe Valley: <https://medium.com/western-nevada-memories/a-short-history-of-floods-in-washoe-valley-9749f065402b>



The Pleasant Valley Watershed consists of extensive winter snowfields on steep mountain terrain to the west. Snowmelt runoff collects and flows down two main drainages, Brown's Creek and Galena Creek where they join Steamboat Creek at the northwestern terminus of Washoe (Allen's) Canyon. Thus the flows of the three creeks enter the relatively flat Pleasant Valley and flow northeasterly into Steamboat Valley and on through the Truckee Meadows to the Truckee River.

Factors that have changed the natural drainage of the watershed in recent history (1900-2024) are residential development and wildfire. Once a ranch, the land to the south of Hwy 431 and north of I-580 is now several communities: Galena Forest, Joy Lake, Montreaux and Callahan Ranch. Homes, driveways, patios and roads have created impervious surfaces that have reduced the natural ability of runoff to infiltrate into the groundwater creating increased runoff potential into the creeks.

A large portion of the recent Davis Fire of (5824 total acres) was within the watershed and on steep slopes. Flash flooding can be a problem on burned hillsides before vegetation recovers and holds water and soil.

Historic Flood Events (1900-2024)

Reno Gazette-Journal
Wed, Jul 23, 1913 -Page 1

and throwing sagebrush down to give the automobile wheels a grip on the road.
At the east side of Washoe lake water stood in the road as deep as the bottom of the radiator of the car. For two miles through Pleasant valley the country was one solid sheet of water. The usual road to Steamboat is impassable because of a great mudhole and lake formed on the other side of the bridge. The old road can be followed. One automobile was said to have been stuck for 24 hours at the forks of the Steamboat and Virginia city roads.

Reno Gazette-Journal
Mon, Jun 13, 1927 -Page 2

repair?
Hansen's description of the flood was about the same as that of other ranchers in Pleasant valley. It was nearly dark when the water hit the valley about seven o'clock and this added to their troubles and worries.
That the cattle in the fields suffered rough treatment could be seen yesterday morning and scores of them were caked with mud and many were badly bruised. In the Pagni loss were several calves that were literally washed away by the waters and drowned. The mud deposit in the lower end of the valley resembled a lava flow in many places. Whether the great amount deposited on some of the fields will enrich the soil or not was questioned by the ranchers who declared that no amount of fertilization would compensate them for their loss.

Reno Gazette-Journal
Mon, Jun 13, 1927 -Page 1

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Brown's Creek Brings Great Wall of Water 5 Miles Down to Valley

2300 Foot Drop Adds Force That Kills Cattle and Destroys Fields

Backed up by a heavy downpour of rain, concentrated in a small area, a large volume of water confined in the Graas lake reservoir on the Mount Rose road, tore out the dam about six o'clock Saturday night and with a roar that could be heard for miles around rushed down Brown's creek canyon to Pleasant valley carrying trees, rock and mud in its path and doing damage to railroad property and ranches estimated at \$20,000.
Comes Quickly

From a miniature stream, a few inches across, Brown's creek, unnamed on all maps but called Brown's creek by the ranchers for many years, became, in a few minutes, a raging torrent, confined to a narrow canyon, and broke upon Pleasant valley with little warning except the unheeded roar.

The Virginia & Truckee Railroad Company began this morning to clear the damage to its lines which F. E. Murphy, vice president and manager of the road, estimated at \$5000.

(n.) live- the ince (nue oney kets nels ttle,

About fifteen years ago the same district was visited by a **flood** but it was not nearly as great as that of Saturday night. The waters rushed down all the creeks in that vicinity and did the greatest damage in the district north of Steamboat Springs. The Hansen ranch suffered a slight damage in that **flood**.

As an evidence of the height and force of the water as it reached the narrow spot at the Feretto bridge just south of the Hansen ranch a large water wheel could be seen today lodged in the branches of a tree at least six feet above the level of the Steamboat canal.

"We had no idea what was happening," said U. S. Hansen, as he stood on his porch covered with mud yesterday morning. "Someone came rushing by and said there was a **flood** coming and we immediately began to round up the stock and I had just time to get back to the house over the bridge before the water hit it and moved it away.

"The big loss to the ranchers here, in addition to the crop destruction, is the tearing out of the irrigation ditches which it will take months to repair."

road tracks occurred.

Pagni Ranch Covered

As the bank of water, which was at least ten feet high spread over the tracks, it lost some of its force but continued on its rush towards Steamboat creek covering part of the fields of the old Green ranch, now owned by B. Pagni, and it was on this ranch that the greatest damage occurred. Pagni said this morning that he lost nine head of cattle, twenty acres of meadow land was covered with mud and debris and that his irrigation ditches were washed out and filled with mud. His loss is estimated at \$6000.

The Pagni ranch is situated just east of the Virginia & Truckee and adjoins the L. W. Smith ranch, which is located at the junction of the old county road and the new paved road on the Reno side of the Washoe summit grade.

Highway Covered

After spreading over the meadows of the Green ranch the waters concentrated again in the narrow canyon just at the foot of the Washoe summit and covered the highway with about three feet of mud, rocks and trees. It was in the field above the road that the Pagni cattle were drowned as a large herd was grazing in the meadow.

There reported a **canyon** which had been washed out.

The lower end of Galena Creek had fanned out to **flood** the meadows of **Pleasant Valley** and damaged one residence. Holgate said, owned by a man named Connelly. The engineer said Leo Sauer's property was one of several which faced inundation.

Holgate's report to the Gazette was made at mid-morning.

Mrs. Holman said she suspected

tional guardsmen.

The **flood** ranged into the foothill area, blocking highway 395 south on the north side of Washoe hill, with the **flood** itself emptying into Steamboat creek, which carried it into the Truckee river.

Gray's creek and Big Canyon creek, which flow in a northwesterly direction instead of easterly as does Galena creek, were bank-full following the cloudburst, and their contents were muddying the Truckee river in Reno today.

Some crop damage was reported in **Pleasant valley** about 15 miles south and the highway was closed for about three hours last night while rocks and debris were cleared away.

Reno Gazette-Journal
Mon, Nov 18, 1963 -Page 2

Street Road to mark its new operations and maintenance center. The other permits Ollie L. Thomas of Pleasant Valley to replace a house trailer on his property at the west end of Pleasant Valley. The trailer, a non-conforming use, was washed out in a flood early this year.

Nevada State Journal
Mon, Mar 14, 1983 -Page 1

near jans, but water never reached the center when the river crested late Sunday afternoon.

Officials said there was no serious damage or injuries. However, minor flooding was reported around Pleasant Valley homes and in houses near the east shore of Washoe Lake.

Federal Watermaster Claude Dukes said flooding might have been much more serious if rains had continued into the afternoon.

Northwest Nevada was saved from serious flooding when warm, wet fronts from the Pacific left the vicinity by around noon, closely followed by a front of cold air. The snow level, which had been over 8,000 feet in some areas, quickly lowered to near 6,000 feet.

Reno Gazette-Journal
Mon, Aug 16, 1965 -Page 5

Chateaux, an Incline Village resort, was badly damaged.

Pleasant Valley, 15 miles south of Reno, site of an extensive housing development, was hard-hit by the rush of water which had covered the Reno-Carson highway, and many homes suffered heavy water damage.

In Reno, the heavy rainfall caused some damage when the sudden run-off from hundreds of square miles of roofs, paved areas and lawns turned some streets into swift-running canals. This rush of water over-

Reno Gazette-Journal
Wed, Mar 25, 1998 -Page 21

ing along creeks and low-lying areas Tuesday morning.

There were reports of creeks ready to overflow their banks, notably Steamboat Creek in Pleasant Valley south of Reno, where Washoe County Jail crews helped erect sandbag barriers as a precaution.

In the Truckee Meadows, minor flooding was reported along low-lying Kleppe Lane in Sparks, and storm drains clogged with tumbleweeds and other debris along other Reno-Sparks streets.

The slow-moving storm spawned minor flooding elsewhere, too, including:

■ The southbound lanes of I-8

Help needed for clearing of flood debris

By Janice Nohle
RENO GAZETTE-JOURNAL
March 7, 1997

Volunteers are needed Saturday morning in Pleasant Valley to clear away flood debris from ditches and plant willows.

The effort will help ensure that pollutants such as eroded sediment, mercury and phosphorus will not run into the Truckee River to ruin drinking water.

"To keep our water source healthy, we need to remove debris and sediment now to make sure the creeks flow unobstructed during spring runoff," said coordinator Sue Donaldson, water quality specialist at the University of Nevada Cooperative Extension. The extension is sponsoring the clean up with Pleasant/Steamboat Valley Homeowners Association.

About 100 people are needed to shovel sediment, remove woody debris, move rocks and plant will-

Reno Gazette Journal

Sept 30, 1972

What a way to start the year

January 2, 1997



GALENA CREEK

Date: 8/26/96

Steamboat, Pleasant Valley flood study report due

Representatives of the Army Corps of Engineers will appear before the Regional Planning Commission Tuesday night to give a summary of a study done on flood danger in Steamboat and Pleasant valleys.

The corps was asked to do studies on the Truckee River and its southern tributaries. The report on the Truckee River was submitted approximately two years ago and was requested as part of a federal program through the state engineer's office. It was done at no cost to Washoe County.

"As a result of the Truckee River study, the Area Council of Governments (ACOG) is now considering flood insurance," staff director Dick Allen explained. "These are studies that

the area governments couldn't possibly afford."

According to Allen, the idea of the study is to give basic information and then leave it up to the local people to take necessary steps.

The study relates to the flood plains along Steamboat Creek from Huffaker Hills upstream to its source at Little Washoe

Lake, along the lower 1 1/2 miles of Galena Creek and along the lower 2 1/2 miles of Bailey Canyon Creek.

It gives the background of flooding, 25 times in the last 110 years. It also warns that flooding can be expected to occur in the future.

"Local officials believe that the citizens should be informed that large floods are inevitable,

but that flood damage can be greatly reduced if appropriate measures are taken," the report says.

According to the study, flooding in the area would result in hazards to rural residential areas and their inhabitants; damage to roads, bridges and their abutments, culverts and public utility lines; damage to haylands, growing feed and for-

age crops, irrigation facilities and other farm and ranch improvements; and the need to protect livestock.

The report also outlines ideal conditions for floods and what signs to consider when watching for them.

It also outlines reasons to expect larger floods than those in the past.

It gives possible solutions and

a program for flood damage reduction.

"Past floods have caused extensive damage in the study area," the report reads. "Future floods can cause greater damage due to increasing development in flood plain areas.

"Unless properly regulated, improvements in flood-prone locations would be vulnerable to serious flood damage and could restrict floodflows, thus increasing flood heights and possibly threaten areas not previously subject to flooding."

The study suggests the adoption of flood plains regulations and flood proofing existing and proposed structures to make them less vulnerable.



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Current Conditions and Concerns

The watershed acts as a funnel to concentrate all the mountain runoff into a narrow channel through Pleasant Valley and Steamboat Valley on its way to the Truckee River. As seen above, even without today's development damaging floods are not uncommon.

In recent history, there have been about 2270 building lots approved for the area south of Hwy 431 (Mt Rose Hwy) and north of I-580 in the watershed. If one estimates each lot has about 2500 square feet of impervious coverage consisting of home, garage, decks and driveway, it equals roughly 130 acres of lost infiltration capacity for runoff.

The planned Sierra Reflections development on Washoe Hill adds and estimated 57 acres. Roughly guessing about 5 miles of roads for both areas adds another 12 acres for a total of nearly 200 acres of lost infiltration capacity in the watershed. A more in-depth study could determine a more exact amount.

Another factor is our recent wildfire, the Davis Fire, a large portion of which was in the watershed. It burned up the steep slopes nearly to the Mt Rose Ski Resort, Slide Side. Many acres of water retaining grasses and shrubs were lost increasing the danger of flash floods and mudslides.

The historic flooding examples shown above seem to be caused by two types of events. Several flood events, including the 1997 flooding that affected the whole Tahoe/Western Nevada region, was caused by an unusual warm spell and storms that caused sudden melting of the snowpack as well as torrential rains. The other is usually in the summer and consists of concentrated torrential rain events often associated with thunderstorms that can overwhelm a local creek.

With our uncertain climate trends it can't be predicted if these events will be more common in the future or not. Also, the loss of infiltration capacity upstream of Pleasant Valley and Steamboat Valley may make future events even more common and destructive.

The following clips describe some of the destruction on the Pagni meadow at the corner of Pagni Lane and Alternate Highway 395 where a large portion of the Sierra Reflections development is planned to be built. Nevada State Journal, June 13, 1927.

(Continued From Page 1.)

machine hung in a tree nearby, and to right and left alfalfa, grain, potato and pasture lands were inundated with the chocolate silt.

At the Pagni ranch, below which trees, rocks, and cattle had cascaded over the highway in one conglomeration a dozen hours before, yesterday there was left a trail of boulders, stumps and roots studing acres of pasture land where the Pagni herd of dairy cows had been caught in the wall of ruin which swept around the hill a half mile above.

Cattle Swept Away

In an untouched field above the ranch house a herd of 45 cattle grazed. They were gaunt and battered and covered with dried mud as evidence of their being rolled over and over in the waters as they were hurled down stream on the crest of the flood, but they were still alive.

Pagni rounded them up early yesterday morning, along the creek bed below.

One, terribly cut, he found at Steamboat two miles down stream; others he gathered together at the debris choked bottleneck at the Hanson place; and the rest had

STEAMBOAT CREEK FLOOD - 12/31/1996

(Photos courtesy of Delia Greenhalgh)



PROPOSED DEVELOPMENT ON STEAMBOAT CREEK FLOODPLAIN

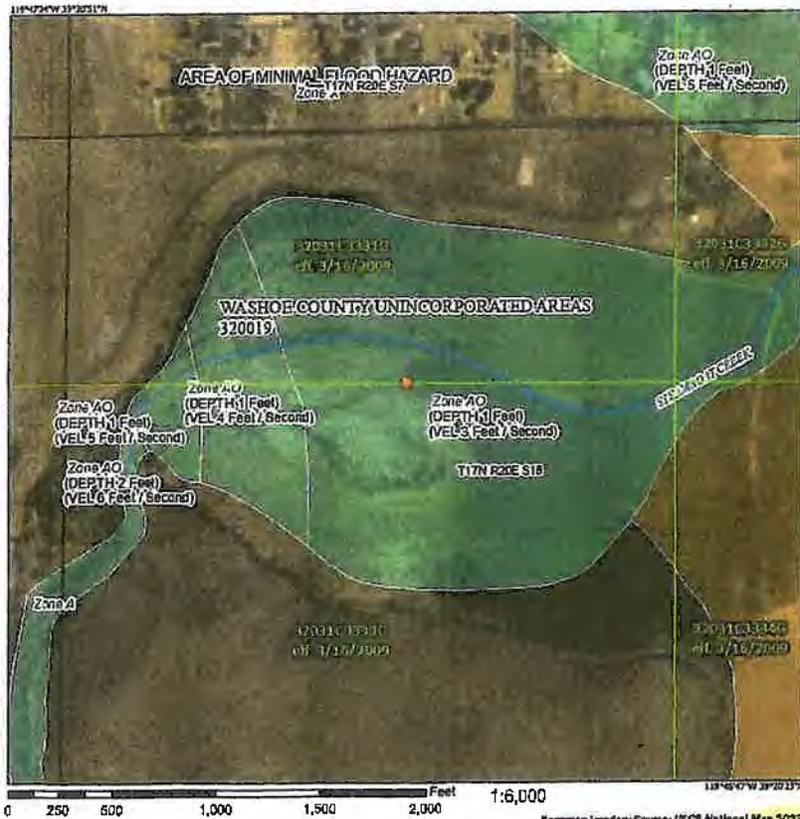


(Abstracted from Tab B, Sierra Reflections Preliminary Landscape Plan, Callander Associates (09.05.2025))

National Flood Hazard Layer FIRMette



Legend



SEE FDS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Spec Flood Elevation (SFE) Zone A, A-1, A-2
- With SFE or Depth Zone A-1, A-2, A-3, A-4, A-5, A-6
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Area at 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone 1
- Future Channel at 0.2% Annual Chance Flood Hazard Zone 2
- Area with Reduced Flood Risk due to Levee, See Notes, Zone 3
- Area with Flood Risk due to Levee Zone 4

OTHER AREAS OF FLOOD HAZARD

- NO SOURCE
- Area of Minimal Flood Hazard Zone 4
- Effective Levees
- Area of Undetermined Flood Hazard Zone 5

OTHER AREAS

- Channel, Outlet, or Storm Sewer
- Levee, Dam, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Flood
- Water Surface Elevation
- Channel Traveled
- Spec Flood Elevation Line (SFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Traveled Baseline
- Profile Baselines
- Hydrographic Features

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/11/2024 at 09:53:17 and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, coordinate identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

Traffic Planning Commission Presentation (01/06/26)

Good evening Commissioners

My name is Maureen Collins. Please include my comments and exhibits in the record.

I am speaking to you regarding the Traffic Issues related to the proposed Sierra Reflections Project.

The proposed development will add approximately 6,000 to 8,000 vehicles per day with an average roundtrip of at least 20 miles. This does not include service vehicles brought in by others. Old US 395 is already considered a dangerous highway with a reduced speed limit due to a history of traffic accidents and wildlife encounters.

The proposed roundabouts are a major concern.

These roundabouts have several common issues:

1. The roundabouts are inconsistent with the rural and scenic nature of the area as stated in the Vision and Character statements of the Washoe County Master Plan.

2. The roundabouts are of inadequate size. They are specified to have a 180 ft. diameter. A tractor towing a single 57-foot trailer would have to use the apron to navigate this size roundabout. It is too small to safely handle larger rigs diverted off of I-580 in emergency situations.

3. These would be low speed roundabouts. The grades approaching them could cause vehicles to lose traction during winter weather while slowing to approach them or slowing or stopping for conflicting traffic.

4. There are no bicycle lanes. Recent fatalities have highlighted this need.

5. There are no separate exit or merge lanes. All vehicles must enter the roundabout. This results in reduced capacity in emergency evacuation situations.

6. Both roundabouts are on Old Hwy 395, East of the proposed subdivision and are only one-half mile apart. Use of both could be lost in an extreme fire event such as happened in the Washoe Fire in 2012 and nearly happened in the Davis Fire.

Specifically, for the Pagni Lane roundabout. This is in a low area which frequently floods and becomes impassable during heavy rain events.

Specifically, for the Eastlake Blvd roundabout. Space constraints due to its location at the top of a hill and the surrounding terrain make the building of a roundabout with required line of sight distances impossible without destroying the entire area. This would be in conflict with the Hillside Development Article 424 and the Corridor Management Plan for the Washoe Valley Scenic Byway. The line-of-sight issue is further complicated since both approaches on Old Highway 395 are uphill. This further limits a safe line of sight, especially considering stopping distances for larger vehicles.

For the above reasons Findings (b) Design or Improvement, (f) Public Health, and (h) Access cannot be made and the Tentative Subdivision Map cannot be approved.

My name is Marilyn Naylor. Please include my comments and exhibits into the record.

I am one of the community members enlisted by Washoe County to complete an application for the **Washoe Valley Scenic Byway**, designated by the State of Nevada in 2010.

Since then,...for the past 15 years, the managing partners including seven federal, state, and local government agencies... an average of 25 community organizations.. and many extraordinary volunteers.... have continuously worked to meet the **Mission... to enhance Nevada's rural heritage and provide opportunities to experience scenic beauty, cultural history, natural resources, and recreation....** All have worked in good faith on EnvisionWashoe 2040 committees; implemented it's Washoe Valley Scenic Byway Corridor Management Plan; come together to man educational booths at the annual Celebrate Washoe Valley; and this year, awarded an America 250 Travel Nevada grant for an interactive map highlighting the history along our regional scenic byways... which includes Hwy 395 south from Mt. Rose Hwy.

The Sierra Reflections application proposes a preference for a roundabout at the intersection of Old Hwy.395 and Eastlake Blvd, the Gateway of Washoe Valley Scenic Byway . A roundabout would require complete removal of the hillside ... eliminating the ridgeline bordering Hwy. 395 to the West. Viewshed from Washoe Lake State Park and scenic quality of this visual gateway would be lost forever.

You have been given copies of Principals and policies that have been put in place to **legally** protect the byway's ridgelines and scenic quality. Briefly...

Truckee Meadows Regional Plan defines Significant ridgelines as those that surround or visually dominate the valley landscape ; visual dominance characterized by a silhouetting appearance against the sky ; an area of significant ecological, historical, or cultural importance.

- **NR6 "Local government master plans shall include policies that address visual impact of development on ridgelines to maintain the scenic value of the Region."**

Envision Washoe 2040 NCR Principle 1. " Collaborate with ALL planning partners to identify and protect the region's significant visual gateways and viewshed including ridge lines."

- **Washoe County Development Code**

Article 110: 424 – Significant natural features SHALL be protected and preserved where appropriate and feasible including ridgelines, canyons, ravines, streams, and creeks.....

- **Corridor Management Plan – (manage development and grading to preserve mountain) views - avoid mass grading and large rock cuts visible from the highway.**

Sierra Reflections application must be denied because Section 110.608 Finding (b) cannot be made. "The proposed map is non-consistent with the Master Plan and any specific plan."

Thank you!

MANAGING PARTNERS ROLES & RESPONSIBILITIES

The CMP describes four main goals with corresponding objectives and strategies for managing and enhancing the Corridor. As the CMP moves forward, each managing partner will have different roles and responsibilities. Table 3 identifies which of the managing partners would be involved to help achieve each goal.

COMMUNITY ORGANIZATIONS

Washoe Valley Alliance and other community groups may also be involved in the implementation and monitoring of the CMP. Community engagement with the Byway is an important element of a Corridor’s success. As new projects come forward, local groups can help engage stakeholders and other community groups so that the Byway’s resources and challenges are considered. No one entity can achieve success on its own. Leveraging the human capacity of community organizations can build a strong foundation for Byway success.

Agencies must continue to work together to create attractive grant funding applications, leverage resources, and create projects that have Corridor-wide benefit.

Table 3: Managing Partner’s and Community Organization’s Roles & Responsibilities

GOALS & STRATEGIES	WASHOE COUNTY	NDOT	NDOW	STATE PARKS	NEVADA LAND TRUST	BLM	USFS	COMMUNITY ORGANIZATIONS
Preserve and Enhance the Natural Environment and Wildlife Habitat								
Enhance Wildlife Habitat and Connectivity	X	X	X	X	X	X	X	
Manage and Maintain Natural Resources	X	X	X	X	X	X	X	X
Protect the Sense of Community								
Preserve Views and Scenic Vistas/Protect Viewsheds	X	X			X	X	X	
Preserve Open Space	X		X	X	X	X	X	
Enhance Aesthetics of Roadside Facilities	X	X		X				X
Enhance Active Transportation Facilities								
Enhance Bicycle & Pedestrian Facilities for Safety and Access	X	X	X	X	X	X	X	X
Promote Economic Vitality by Enhancing the User Experience								
Develop and Enhance Pull-offs and Vista Points	X	X	X	X		X		X
Enhance Recreation Facilities (Bowers Mansion)	X			X		X		
Encourage Reinvestment and Revitalization of Commercial Areas	X		X					X
Enhance the Byway User’s Experience	X	X		X		X		X



NR 5 - Natural Slopes greater than 15% and less than or equal to 30%

Local government master plans shall include management strategies for natural slopes greater than 15 percent but less than or equal to 30 percent in order to not degrade the scenic, public safety, and environmental values of the area to be developed and the region as a whole.

NR 6 - Ridgelines

Local government master plans shall include policies that address visual impact of development on ridgelines to maintain the scenic value of the Region.

NR 7 - Wildlife Habitat

In order to protect wildlife habitat, local government and affected entities master plans and other similar plans must include management strategies for habitat and environmentally sensitive areas, such as the discouragement of breaking up of identified large, connected areas of open areas that may be important for continuity of wildlife habitat, wildlife corridors, and species mobility.

NR 8 - Wildland/Urban Interface

Local government master plans shall include management strategies for areas identified as wildland/urban interface, such as enhanced wildfire resiliency strategies, wildfire risk mapping that identify potential wildfire hazard areas, and maximizing open space to protect development and wildlife.

According to the Regional Sustainability Study,

scientists predict that wildfires will occur more frequently and become increasingly intense. Policies like this one are specifically designed to enhance our region's resiliency to these types of risks.

NR 9 - Parks and Open Space Connectivity

Local government master plans shall encourage 1) a collaborative approach to the creation of a network of parks, bikeways, greenbelts, recreational trails, multi-purpose corridors, and public facilities; and 2) multimodal inter-jurisdictional connectivity between them.

NR 10 - Urban Heat Island

Local government master plans must include strategies that reduce the urban heat island impacts such as:

- Encouraging the expansion of the Region's tree canopy;
- Cool roof practices;
- Urban cool islands and corridors; and
- Minimizing the use of heat-absorbing impervious surfaces

Also identified in the Regional Sustainability Study,

the urban heat islands lack mechanisms to absorb Green House Gases and have the cyclical effect of emitting more GHG's because of higher cooling loads.

Renewable Energy

Energy generated from rapidly renewable or inexhaustible sources including, but not limited to, solar, geothermal, hydroelectric, biomass, methane, and waste heat recovery sources.

Resort Destination

A resort facility or development of multiple buildings intended primarily for transient guests where the primary attraction is generally recreational facilities or activities, including, but not limited to snow sports and activities (i.e., ski area residential uses shall be primarily "ski-in / ski-out"), golf, dude and guest ranches, health spas and resorts, backcountry adventures, hunting, fishing, and water sports. A resort destination is generally located in a setting of significant natural amenities, and may include a range of on-site indoor or outdoor recreation facilities.

Resort Service Area

An area in the Rural Area, where local government master plans may allow for the development of resort destinations.

Right-of-way

A strip of land acquired by reservation, dedication, prescription, or condemnation intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Road

All property dedicated or intended for public or private road, street, alley, highway, freeway, or roadway purposes, or dedicated or intended for public easements therefore.

Rural Area

All of the land subject to TMRPA jurisdiction that is outside of the TMSA. This area is restricted to very low density development, and generally consists of dispersed development and employment on large parcels of land. Parcels may not be greater than five acres in size unless

Rural Development Area

Designated areas within the Rural Area which aim to preserve open space and natural resources by allowing for parcels of less than five acres to be created, in return for designated open space. The overall density of these areas may not exceed an overall density of one dwelling unit per five acres.

School

A school is defined as being either a primary, secondary, or non-traditional secondary (public or private) institution of learning which offers instruction in one or more branches of learning.

Shall

Mandatory to carry out the policy, even if a timeframe is not included. Meaning imperative and non-discretionary. Subject to funding and budgetary constraints, which may not allow for implementation of the policy and subject to provisions of the annual budget.

Significant Ridgelines

Ridgelines that surround or visually dominate the valley landscape either through their size in relation to the hillside or mountain terrain of which they are a part; their visual dominance as characterized by a silhouetting appearance against the sky; as a significant backdrop feature or separation of communities;

through visual dominance due to proximity and view from existing development or major corridors; or as an area of significant ecological, historical or cultural importance such as those which connect park or trail systems.

Sphere of Influence

An area into which a City plans to expand as designated in a comprehensive Regional Plan adopted pursuant to NRS 278.026 to 278.029, inclusive, within the time designated in the comprehensive Regional Plan (NRS 268.623).

Sprawl

Premature growth or outward expansion of development. Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.

Stakeholder

Individuals and/or groups which have a shared interest in an enterprise.

Streets

Open and public thoroughfares including streets, avenues, boulevards, roads, lanes, alleys, viaducts, public easements and right-of-way, and other ways (NRS 278.018).

Substation [Electrical]

An assemblage of equipment that switches, changes, or regulates voltage in the electric transmission and distribution system. Substations that connect two or more transmission circuits without transforming the voltage are called switching stations or taps (see also "utility site").

Substation [Natural Gas]

An assemblage of equipment for the use of managing the supply of natural gas in the regional system (see also "utility site").

Sustainability

Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

Sustainable design and construction

Design and construction techniques that maintain or enhance economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable design and construction meet the needs of the present without compromising the ability of future generations to meet their own needs.

Tier 1 Land

Area within the TMSA where moderate/varying range development is expected and number two in the priority hierarchy for development. A variety of residential and non-residential uses exist in this area.

Tier 2 Land

Area within the TMSA where there is generally less dense development occurring at suburban levels,

PRIORITY PRINCIPLES & POLICIES

PH Principle 3. Use a balanced set of tools to increase the diversity of housing types across all income levels and facilitate more affordable, senior, multi-family, and workforce housing.

- ▶ Policy 3.4 Support accessory dwelling units as a method of providing affordable and workforce housing.

PH Principle 5. Preserve and rehabilitate existing affordable and workforce housing.

- ▶ Policy 5.4 Consider establishing standards to mitigate the negative effects of housing that is either vacant or ill-maintained by absentee owners.

RFC Principle 2. Utilize land use and transportation decisions to support a healthy economic base.

- ▶ Policy 2.5 Ensure that land use practices and regulations accommodate needs of rural communities, and changing trends regarding businesses, including home and accessory rural occupations.

NCR Principle 1. Maintain scenic resources within the County.

- ▶ Policy 1.1 Collaborate with all planning partners to identify and protect the region's significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.
- ▶ Policy 1.2 Maintain dark night skies.

NCR Principle 4. Protect and improve water resources.

- ▶ Policy 4.3 Protect Critical Source Water Protection Areas.
- ▶ Policy 4.4 Collaborate with WRWC, TMWA, Local Governments, Tribes, and other regional partners to manage land use practices to protect the watershed and water supply sources.

AR Principle 1. Limit development in the Development Constraints Area.

- ▶ Policy 1.3 Ensure development within the WUI is consistent with industry best practices.

AR Principle 3. Mitigate the impacts of climate change on residents.

- ▶ Policy 3.4 Encourage development of alternative and renewable energy generation and infrastructure, including but not limited to solar, wind, and geothermal to benefit the community/County.

LU Principle 3. Support development that respects natural resources.

- ▶ Policy 3.2 Promote landscaping that is consistent with best practices for resource sustainability, habitat preservation and enhancement, and natural hazard resilience.

LU Principle 4. Design communities and neighborhoods to create a strong sense of place.

- ▶ Policy 4.4 Support visual improvements to enhance community gateways.
- ▶ **High Desert Policy. Consider establishing standards to mitigate the negative effects of vacant or ill-maintained land by absentee owners.**

LU Principle 5. Maintain the rural character of communities in the Rural Area.

- ▶ Policy 5.4 Engage with the residents of the Freestanding Communities (Gerlach, Empire, Wadsworth) to ensure development is consistent with communities' unique needs.
- ▶ **High Desert Policy. Identify methods to remove the barriers to development and general property improvement experienced in remote areas as a result of low availability of professional services including engineering, architecture, surveying, and heavy equipment operation.**
- ▶ Policy 5.5 Preserve and promote the rural communities and rural area's natural, historical, scenic, and recreational resources to residents and visitors.

PFS Principle 3. Provide adequate service to developments and maintain a communicative, transparent planning process.

- ▶ Policy 3.1 Identify barriers to service delivery goals to meet Washoe County's minimum service standards for potable water, wastewater, storm water and flood, schools, and transportation as depicted in the Regional Plan List of Facilities and Service Standards.

Article 424

HILLSIDE DEVELOPMENT

Sections:

110.424.00	Purpose
110.424.05	Applicability
110.424.10	Exemptions
110.424.15	Application Requirements and Procedures
110.424.20	Determination of Developable Area
110.424.25	Protected Open Space Areas
110.424.30	Site Development Standards
110.424.35	Grading and Drainage Standards
110.424.40	Vegetation Preservation and Restoration Standards
110.424.45	Street Standards
110.424.50	Fire Safety Standards

Section 110.424.00 Purpose. The purpose of this article, Article 424, Hillside Development, is to regulate hillsides in a manner different from regulation of flat terrain. This article establishes provisions for developing, preserving and protecting hillsides and ridgelines within Washoe County. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
- (b) Minimizing the careless alteration of and disruption to the natural topography and landscape;
- (c) Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;
- (d) Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
- (e) Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
- (f) Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;
- (g) Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and
- (h) Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

[Added by Ord. 893, provisions eff. 3/1/94]

- (1) On lots fronting a street with on-street parking prohibited on both sides of the street, one (1) additional off-street parking space shall be provided per unit;
 - (2) The width of a driveway at curb cut shall not exceed twenty four (24) feet, and the distance between two (2) or more curb cuts on the same property shall be at least twenty (20) feet;
 - (3) To reduce the number of curb cuts, amount of grading, impervious surface area, and site disturbance, use of common driveways shall be encouraged by the Director of Community Development, provided that a common easement maintenance agreement is secured; and
 - (4) Tandem parking may be permitted by the Director of Community Development provided that the applicant can demonstrate that such configuration will reduce the amount of grading.
- (f) Lot Configuration. The following standards are intended to ensure platting of new lots which reflect the natural character of hillside properties as shown in Figure 110.424.30.4:
- (1) Stable and sufficiently usable areas of land for development shall be provided for each created lot;
 - (2) Building envelopes, disturbed areas and areas to remain undisturbed for each created lot shall be shown on the tentative and final maps;
 - (3) Reasonably safe and adequate access from public streets without requiring massive grading or substantial vegetation removal shall be required for each created lot; and
 - (4) Lot patterns which offer a variety of configurations shall be encouraged.
- (g) Fences and Walls. The following standards are intended to minimize the visual effect of excessive fencing and retaining walls in hillside and ridgeline development:
- (1) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall; and
 - (2) A series of smaller retaining walls shall be encouraged rather than one (1) large, uninterrupted wall.
- (h) Significant Natural Features. Significant natural features shall be protected and preserved where appropriate and feasible including, but not limited to, ridgelines, canyons, ravines, streams and creeks, natural drainages and rock outcroppings.
- (i) Open Space and Recreational Trails. Open space areas and recreational trails provided as part of a hillside development proposal shall be consistent with the adopted Washoe County policies and regulations for open space and recreational trails.

Where Are Some of the Region's Scenic Areas Located?

Scenic areas are, to some degree, in the eyes of the beholder. Different people may appreciate certain types of landscapes more than others. Within the framework established by this plan, however, the following represent some of the most unique and distinctive resources within the region:

The Mt. Rose Wilderness, and surrounding high elevation national forest lands. The wilderness area encompasses over 28,000 acres and includes 14 distinctive mountain peaks within the Carson Range. This area is a distinctive landscape southwest of Reno and its scenic quality was cited by the general public.

Peavine Mountain, north and west of Reno, which includes both Peavine Peak as well as nearby South Mountain. The southern face of Peavine Peak is in private ownership, and the public has raised concerns about impacts to this resource if this area is allowed to develop further.

The Peterson Mountains, which span the border between Nevada and California, north and west of Reno, and which include the Peterson Mountains Natural Area.

Pyramid Lake, which encompasses 188 square miles and includes SR 446, a National Scenic Byway. The lake is one of the largest lakes in the United States and also the largest remnant of ancient Lake Lahontan that covered much of northwestern Nevada at the end of the last ice age.

The Dogskin Mountains, which are visible to the west from the Pyramid Highway and which also have cultural significance.

The Virginia Mountains and Tule Peak, which are visible along the western edge of Pyramid Lake.

Hungry Valley and Ridge, which parallels a section of the Pyramid Highway and which also has cultural significance.

The Pah Rah Range, to the south of Pyramid Lake which includes Virginia, Pond and Spanish Springs Peaks.

The Truckee River, which flows from west to east and provides a visual experience of nature in the City.

The Virginia Range, which lies on the southeast side of Truckee Meadows and which forms the southeast boundary of our planning area. These foothills, sparsely vegetated in sagebrush and pinon pine/juniper communities, form a very significant backdrop and edge to the county. Also on the east side are the Huffaker Hills, including privately-owned Rattlesnake Mountain, a very significant and recognizable feature within the foothills.

Steamboat Creek and associated wetlands, an area that provides a unique interface between the valley floor and the foothills. The original marsh or bog is the low point in the Truckee Meadows, and was one of the first sights to greet wagon trains as they wound their way up the Truckee River. The Overland Emigrant Trail, which followed the base of the Virginia Range, then along the Huffaker Hills to southwest Truckee Meadows, is still visible in this area in selected locations.

Washoe Lake and Washoe Valley, on the southern edge of the project area and which include Washoe Lake State Park, Bowers Mansion, Davis Creek Park and large agricultural properties such as Winter Ranch.

Lake Tahoe, at the far southwestern edge of the project area.

Bedell Flats in the North Valleys, a large predominantly sage-covered valley surrounded by hills with no human-made structures visible except for a few dirt roads.

Painted Hills and Needle Rock, unique geologic formations located just north of the incandescent Rocks ACEC.

Swan, Silver and White Lakes, three playas in the North Valleys.

Jumbo Grade, the large undeveloped area of hills east of Washoe Valley that includes Bailey Canyon, Wakefield Peak and McClelland Peak.

The **Mount Rose Highway** (SR 431).

Gelger Grade (SR 341).

U.S. 395 through Pleasant Valley, Washoe Valley and Cold Springs Valley.

1.3 The County will work collaboratively with all planning partners to gain regional consensus on identifying and protecting the region's significant visual gateways as experienced from major interstate travel routes.

1.4 County and local jurisdictional development review processes should be expanded and coordinated to include consistent criteria for the evaluation of visual impacts of proposed projects.

1.5 Any regional parks, facilities or County-owned open space that are impacted by non-park uses, or uses not consistent with this plan, must comply with the Regional Parks & Open Space Granting of Easement Policy and the review process.

GOAL 2: Preserve and protect the visual integrity of our region's hillsides, ridges and hilltops.

2.1 The County will work collaboratively with Reno and Sparks to gain regional consensus on a coordinated approach for managing and protecting hillsides, ridges and hilltops through policies and implementing ordinances.

GOAL 3: Preserve the remaining integrity of our region's dark night sky.

3.1 Develop and implement consistent and comparable ordinances and consistent lighting codes for Reno, Sparks and the county that will help preserve the "dark night sky."

3.2 Development codes should require lighting plans for proposed projects to include ways for reducing any adverse effect of artificial light, including glare, unwanted lighting, decreased visibility at night, and energy waste.

GOAL 4: Protect the region's visual resources from impacts of illegal activities (such as

dumping, abandoned vehicles and illegal trail creation).

4.1 Support and continuously improve coordination among law enforcement agencies to reduce impacts on visual resources from illegal trail creation, OHV use, dumping, and other impacts to public lands from illegal activities.

4.2 Support and participate in the Illegal Dumping Task Force and collaborate to inform the public on dumping, provide information, and improve current efforts to eliminate illegal dumping.

4.3 Coordinate with appropriate agencies to reduce illegal activities through increased fines, public service restoration requirements, and other enforcement measures.

GOAL 5: Educate the public on the values of the region's scenic resources.

5.1 Increase general awareness of the Regional Open Space and Natural Resource Management Plan, with a focus on building appreciation of the scenic character of our area (coincidental with building appreciation for recreational opportunities and ecosystem services).

5.2 Educate and enlist local and regional organizations and special interest groups in the support and promotion of the Regional Open Space and Natural Resource Management Plan's direct ties to economic development, the tourism industry, the region's quality of life and our local citizen's sense of pride/ownership.

5.3 Work with NDOT and RTC regarding the incorporation of scenic viewpoints into the region's planning for transportation enhancements and funding activities.

5.4 Work with NDOT and RTC regarding the preservation of our area's scenic viewsheds in future transportation planning.

PROTECT THE SENSE OF COMMUNITY

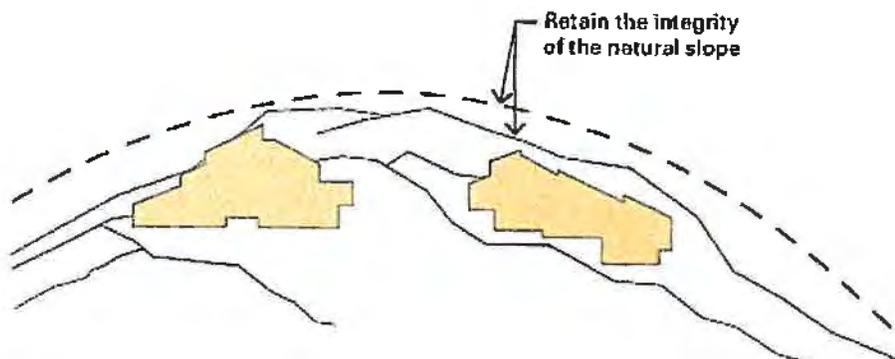
STRATEGIES & ACTION ITEMS

Preserve Views and Scenic Vistas/Protect Viewsheds

- Manage development and grading to preserve mountain views and avoid mass grading and large rock cuts visible from the highway
- Maintain current and proposed outdoor advertising standards to manage billboards and on-site signs so they do not detract from scenic views
- Manage cell towers and wind turbines so they do not detract from the area's visual quality and can be visually hidden in the viewshed
- Maintain zoning to manage growth, protect water resources and promote walkable development and encourage conservation easements



Naturalized rock cuts and grading that blend with the surrounding topography are preferred. Mass grading of slopes is visually unappealing and leads to vegetation management issues.



Development on hillsides and mountains should retain the integrity of the natural slope and not extend above the hillside.

GUIDELINES: GRADING & ROCK CUTS

- Grading should minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.
- Grade to create natural-looking slopes where feasible. Have diversity in gradient and profile rather than uniform slopes.
- Encourage multi-year revegetation plans for slopes so that invasive weeds are managed and vegetation covers the site to match adjacent natural slopes.
- Create landforms that respond to the uniqueness of the site, the surrounding landscape and the roadway travel experience.
- Utilize naturalized retaining and terracing where needed.
- Create smooth landform transitions that blend with the natural terrain.
- Development should be designed to follow the natural contours when possible.





The Washoe Valley Byway is located near two state scenic byways, a national scenic byway and numerous areas with cultural, historical, recreational and natural interest. A loop system could be identified to connect the byways and other regional areas of interest.

- Communicate the Byway's relationship to the larger region and system of byways and historic sites (e.g., SR 28, US 50, Mt. Rose Highway, Washoe Valley, Virginia City, Carson City and Steamboat) – work with Reno-Sparks Convention and Visitors Authority, Carson City Visitors Bureau and Incline Village Crystal Bay Visitors Bureau.



JIM GIBBONS
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

SUSAN MARTINOVICH, P.E., Director

In Reply Refer to:

February 9, 2010

Washoe Valley Working Group
c/o Bill Naylor
1005 Dunbar Drive
Washoe Valley, NV 89704

Dear Mr. Naylor:

The Nevada Department of Transportation's Director, Susan Martinovich, will be making the official announcement of the Washoe Valley Scenic Byway designation to the State Transportation Board on February 25, 2010.

This meeting will be held at the Nevada Department of Transportation's headquarters building, located at 1263 S. Stewart Street in Carson City, NV. The meeting is being held in conference room 301, and will begin at 1:30p.m.

The announcement will be made as part of the Transportation Board meeting, and the agenda is not available, so I do not know exactly when the Byway designation will be announced. The agenda is usually available about three days prior to the meeting and can be found at www.nevadadot.com, under the "Meetings, Hearings & Notices" link.

I hope you and the members of the Washoe Valley Working Group will have an opportunity to attend this meeting. I look forward to meeting you and seeing you there.

If you have any questions, or require additional information including a fax or email copy of the agenda, please do not hesitate to contact me at (775) 888-7123.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Copper".

Jennifer Copper
NDOT Program Development

Sierra Reflections Proposed Development Law Enforcement, Fire Department and Emergency Medical Services Report

Good evening, Washoe County Planning Commissioners - My name is Lynda Bell. I have lived in Washoe Valley for the past 30 years, and I was a 911 Dispatcher for the City of Sparks. Please enter my comments and my exhibits into your records.

The South Valleys area currently only accounts for about 22% of the allocated resources of law enforcement, fire and emergency medical services calls. *(Exhibit A)* With an anticipated influx of an additional 940 high-density urban style homes increasing the urban population by about 3,000 citizens in this rural area, I have serious concerns regarding timely availability of these important emergency resources in the South Valley areas.

After speaking with representatives from Washoe County Sheriff's Office, Truckee Meadows Fire Protection District and REMSA it is clear that the current focus of all these services is now concentrated in north Washoe County. This is very concerning because approval of *Sierra Reflections Development will put even more stress on these agencies' southern resources, which are already at maximum allocation.* Thus, the approval of this project would not meet the findings in section 110.608.25 section B – Design or Improvement. Please note that Washoe County Sheriff's Office did not respond as indicated in your Reviewing Agencies report. *(Exhibit B)*

Example 1: The Washoe County Sheriff's Office emergency response when we experienced the serious Little Valley and Davis Creek fires resulted in the evacuation of the residents of Washoe Valley taking over 1 ½ hours to accomplish. Many of whom were transporting not only their families, but also their large animals to safety. This was unacceptable! Adding another 3,000 urban citizens to any future evacuation effort in our area will only further complicate a timely evacuation.

Example 2: Previously funding was allocated for a new consolidated fire station in Washoe Valley to better serve all of this area, but the funding was withdrawn and used elsewhere. Help securing funding for this much needed new fire station is noted by the Truckee Meadows Fire Protection District as a condition for approval of this project. *(Exhibit C)*

Truckee Meadows Fire Protection District Station 32 now serves a very large area of the *South Valleys, which has increased response times, especially to the west Washoe Valley area.* This agency has only one ambulance to service our entire area. REMSA can respond, however they can only reposition their resources provided they have enough personnel.

I urge you to deny approval of the Sierra Reflections Development based on the unacceptable levels of availability, and the projected increased response times of law enforcement, fire and emergency medical services. Thank you for considering my comments.

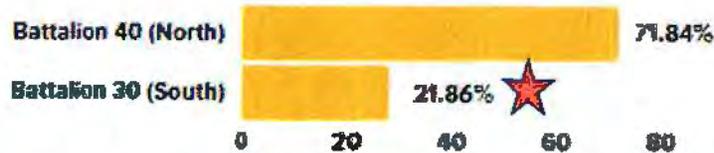
EXHIBIT A

24-25 Truckee Meadows Fire & Rescue Report to the Community



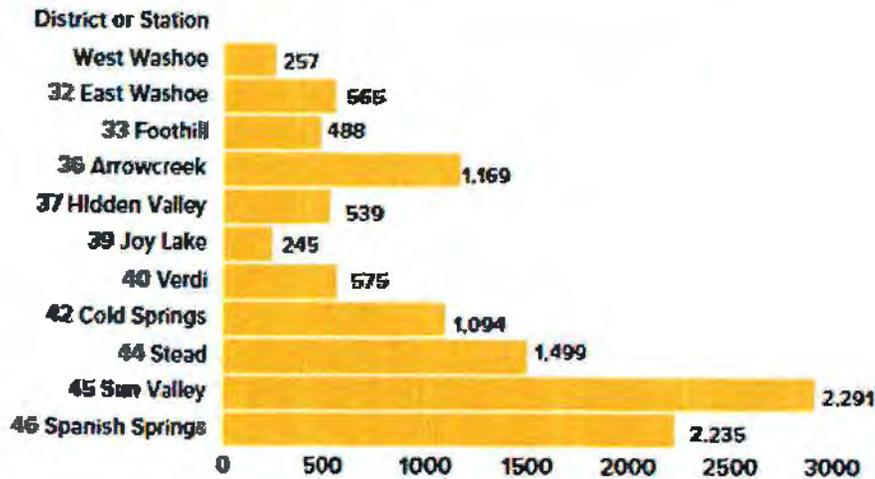
Aggregate Responses by Fire Station & Community

The number of responses tracks higher in the northern half of the district. The comparison between north and south battalions excludes aid to other jurisdictions outside of the TMFR boundary.



Fire stations in the north battalion include Verdi, Sun Valley, Spanish Springs, Stead and Cold Springs. The South battalion includes Eastlake (Washoe Valley), Arrowcreek, Joy Lake Foothill, and Hidden Valley.

Each fire station is indicated by its station number and the community served.



2024 Detail Responses by Fire Station

Detail Response by Fire Station - North Battalion

Station Number	40	42	44	45	46	Total
Eastlake Fire	4	1	4	20	4	43
Arrowcreek Fire	11	24	1	4	14	54
Washoe Fire	16	1	17	14	10	58
Verdi Fire	6	1	2	10	1	20
Hidden Valley	4	1	11	10	17	43
PAFSE	13	45	16	14	40	147
Emergency Medical	14	17	4	41	14	145
Service Call	20	40	40	10	24	135
Good Intent	127	120	100	111	110	568
Missed Call	0	0	0	0	0	0
Emergency Medical	404	145	412	122	400	2,123
Vehicle Accident/Injuries	15	14	10	41	44	124
Motor Vehicle Injuries	47	14	13	12	10	116
Stroke	0	0	0	0	0	0
Footwear - Footage	0	0	0	0	0	0
Total	575	1094	1099	2980	2287	6035
	Verdi	Stead	Cold Springs	Sun Valley	Spanish Springs	

Detail Response by Fire Station - South Battalion

Station Number	32	33	36	37	39	Total
Eastlake Fire	4	2	0	0	0	6
Cooling Fan	0	0	0	0	0	0
Washoe Fire	14	1	7	10	0	32
Verdi Fire	4	1	1	0	0	6
Hidden Valley	4	4	1	0	0	9
PAFSE	20	10	14	16	8	68
Emergency Medical	0	9	14	0	0	23
Service Call	14	20	0	18	8	60
Good Intent	110	110	200	106	11	537
Missed Call	0	0	0	0	0	0
Emergency Medical	410	148	144	210	14	1,026
Vehicle Accident/Injuries	10	0	10	14	0	34
Motor Vehicle Injuries	10	0	10	14	0	34
Stroke	0	0	0	0	0	0
Footwear - Footage	0	0	0	0	0	0
Total	622	488	347	337	230	2,024
	Washoe Valley	Arrowcreek	Foothill	Hidden Valley	Joy Lake	

EXHIBIT B

Washoe County Planning Commission

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
Natural Resources Conservation Service	X			
US Postal Service	X			
Environmental Protection Agency	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X	X	X	Jeffery Granam, jeffrey.granam@dot.nv.gov
NDOW (Wildlife)	X	X	X	Cheyenne Acevedo, cheyenne.acevedo@ndow.org
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X	X	X	Katrina Pascual, kpascual@washoecounty.gov
Washoe County Street Naming	X	X	X	Stephen Heint, sheint@washoecounty.gov
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wilmer, rwilmer@washoecounty.gov; Janelle Thomas, jktthomas@washoecounty.gov
Washoe County Emergency Management Administrator	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Was Rubio,
TMFPD	X	X	X	Richard Edwards ; Jen Donohue
Truckee Meadows Regional Planning	X	X	X	No specific contact - submit@tmrpa.org
Washoe County School District (All TMs)	X	X	X	Brett Rodela, Brett.Rodela@WashoeSchools.net; Kyle Chisholm, Kyle.Chisholm@washoeschools.net
Washoe-Stores Conservation District	X	X		
Regional Transportation Commission	X	X		
Nevada State Historic Preservation	X			
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X	X	X	No specific contact - engr@tmwa.com; sourcewater@tmwa.com
Spectrum Cable	X			

EXHIBIT C

Washoe County Planning Commission

- **Concerns related to Fire, Sheriff, and EMS**

Staff Comment: This proposal was sent to Truckee Meadows Fire Protection District, Washoe County Sheriff's Office, and Washoe County EMS Program. Washoe County's EMS Program responded with no concerns, comments, or conditions. The Sheriff's Office did not provide any conditions of approval associated with the proposed subdivision. Truckee Meadows Fire Protection District provided a condition of approval that states the following:

The project proponent shall explore and evaluate funding mechanisms to support the construction of a consolidated fire station to serve the project area and surrounding community. This evaluation shall include, but not be limited to, the consideration of a Special Assessment District (SAD) and other applicable funding options such as developer contributions or cost-sharing agreements. The proponent shall document the findings of this evaluation, including feasibility analyses, stakeholder engagement efforts, and any preliminary financial modeling or outreach conducted. This documentation shall be submitted to the Truckee Meadows Fire Protection District (TMFPD) as part of the project's conditions of approval.

In practical terms, this does not automatically fund or build a fire station. It requires the applicant to do the groundwork needed to determine what funding approach could realistically work.

Hello, my name is Erica Bruemmer, and I am here today to speak about the school and traffic impacts associated with the Sierra Reflections Development. Please enter my comments into the record.

First, I want to address Item #8 of the Traffic Impact Report requirements, which states that a report is needed when a development may generate 80 or more weekday peak-hour trips. In the application's Traffic Volumes section, the original traffic study collected turning movement counts near Pagni Lane and Highway 395 between 7:00–9:00 a.m. and 4:00–6:00 p.m. on mid-week days while schools were in session.

However, these time periods **do not align** with Pleasant Valley Elementary School's actual peak traffic times. As a neighborhood school, traffic flows in a one-way loop beginning from Highway 395 onto Laramie Drive and ultimately exits at Pagni Lane. School begins at 9:30 a.m., with peak traffic between 9:05–9:25 a.m., and dismissal at 3:30 p.m., with peak traffic between 3:25–3:45 p.m. During these times, cars routinely back up for up to 20 minutes at the Pagni Lane exit. Because the traffic study did not measure during these true peak windows, the data does **not** accurately represent school-related traffic.

Second, the study was conducted in February 2022, when schools were still impacted by COVID-related distance learning. Pleasant Valley Elementary had an enrollment of 331 students, yet 23%—approximately 75 students—were attending remotely. This significantly reduced real-world traffic volumes at the time of the study, meaning the raw counts were artificially low.

Although projections were later applied to the raw data to estimate average weekday volumes, any projections based on inaccurate baseline counts need to be reconsidered.

My name is Marilyn Naylor. Please include my comments and exhibits into the record.

I am one of the community members enlisted by Washoe County to complete an application for the **Washoe Valley Scenic Byway**, designated by the State of Nevada in 2010.

Since then,...for the past 15 years, the managing partners including seven federal, state, and local government agencies... an average of 25 community organizations.. and many extraordinary volunteers.... have continuously worked to meet the **Mission... to enhance Nevada's rural heritage and provide opportunities to experience scenic beauty, cultural history, natural resources, and recreation....** All have worked in good faith on EnvisionWashoe 2040 committees; implemented it's Washoe Valley Scenic Byway Corridor Management Plan; come together to man educational booths at the annual Celebrate Washoe Valley ; and this year, awarded an America 250 Travel Nevada grant for an interactive map highlighting the history along our regional scenic byways... which includes Hwy 395 south from Mt. Rose Hwy.

The Sierra Reflections application proposes a preference for a roundabout at the intersection of Old Hwy.395 and Eastlake Blvd, the Gateway of Washoe Valley Scenic Byway . A roundabout would require complete removal of the hillside ... eliminating the ridgeline bordering Hwy. 395 to the West. Viewshed from Washoe Lake State Park and scenic quality of this visual gateway would be lost forever.

You have been given copies of Principals and policies that have been put in place to **legally** protect the byway's ridgelines and scenic quality. Briefly...

Truckee Meadows Regional Plan defines Significant ridgelines as those that surround or visually dominate the valley landscape ; visual dominance characterized by a silhouetting appearance against the sky ; an area of significant ecological, historical, or cultural importance.

- **NR6 "Local government master plans shall include policies that address visual impact of development on ridgelines to maintain the scenic value of the Region."**

Envision Washoe 2040 NCR Principle 1. " Collaborate with ALL planning partners to identify and protect the region's significant visual gateways and viewshed including ridge lines."

- **Washoe County Development Code**

Article 110: 424 – Significant natural features SHALL be protected and preserved where appropriate and feasible including ridgelines, canyons, ravines, streams, and creeks.....

- **Corridor Management Plan – (manage development and grading to preserve mountain) views - avoid mass grading and large rock cuts visible from the highway.**

Sierra Reflections application must be denied because Section 110.608 Finding (b) cannot be made. "The proposed map is non-consistent with the Master Plan and any specific plan."

Thank you!

MANAGING PARTNERS ROLES & RESPONSIBILITIES

The CMP describes four main goals with corresponding objectives and strategies for managing and enhancing the Corridor. As the CMP moves forward, each managing partner will have different roles and responsibilities. Table 3 identifies which of the managing partners would be involved to help achieve each goal.

COMMUNITY ORGANIZATIONS

Washoe Valley Alliance and other community groups may also be involved in the implementation and monitoring of the CMP. Community engagement with the Byway is an important element of a Corridor's success. As new projects come forward, local groups can help engage stakeholders and other community groups so that the Byway's resources and challenges are considered. No one entity can achieve success on its own. Leveraging the human capacity of community organizations can build a strong foundation for Byway success.

Agencies must continue to work together to create attractive grant funding applications, leverage resources, and create projects that have Corridor-wide benefit.

Table 3: Managing Partner's and Community Organization's Roles & Responsibilities

GOALS & STRATEGIES	WASHOE COUNTY	NDOT	NDOW	STATE PARKS	NEVADA LAND TRUST	BLM	USFS	COMMUNITY ORGANIZATIONS
Preserve and Enhance the Natural Environment and Wildlife Habitat								
Enhance Wildlife Habitat and Connectivity	X	X	X	X	X	X	X	
Manage and Maintain Natural Resources	X	X	X	X	X	X	X	X
Protect the Sense of Community								
Preserve Views and Scenic Vistas/Protect Viewsheds	X	X			X	X	X	
Preserve Open Space	X		X	X	X	X	X	
Enhance Aesthetics of Roadside Facilities	X	X		X				X
Enhance Active Transportation Facilities								
Enhance Bicycle & Pedestrian Facilities for Safety and Access	X	X	X	X	X	X	X	X
Promote Economic Vitality by Enhancing the User Experience								
Develop and Enhance Pull-offs and Vista Points	X	X	X	X		X		X
Enhance Recreation Facilities (Bowers Mansion)	X			X		X		
Encourage Reinvestment and Revitalization of Commercial Areas	X		X					X
Enhance the Byway User's Experience	X	X		X		X		X



NR 5 - Natural Slopes greater than 15% and less than or equal to 30%

Local government master plans shall include management strategies for natural slopes greater than 15 percent but less than or equal to 30 percent in order to not degrade the scenic, public safety, and environmental values of the area to be developed and the region as a whole.

NR 6 - Ridgelines

Local government master plans shall include policies that address visual impact of development on ridgelines to maintain the scenic value of the Region.

NR 7 - Wildlife Habitat

In order to protect wildlife habitat, local government and affected entities master plans and other similar plans must include management strategies for habitat and environmentally sensitive areas, such as the discouragement of breaking up of identified large, connected areas of open areas that may be important for continuity of wildlife habitat, wildlife corridors, and species mobility.

NR 8 - Wildland/Urban Interface

Local government master plans shall include management strategies for areas identified as wildland/urban interface, such as enhanced wildfire resiliency strategies, wildfire risk mapping that identify potential wildfire hazard areas, and maximizing open space to protect development and wildlife.

According to the Regional Sustainability Study,

scientists predict that wildfires will occur more frequently and become increasingly intense. Policies like this one are specifically designed to enhance our region's resiliency to these types of risks.

NR 9 - Parks and Open Space Connectivity

Local government master plans shall encourage 1) a collaborative approach to the creation of a network of parks, bikeways, greenbelts, recreational trails, multi-purpose corridors, and public facilities; and 2) multimodal inter-jurisdictional connectivity between them.

NR 10 - Urban Heat Island

Local government master plans must include strategies that reduce the urban heat island impacts such as:

- Encouraging the expansion of the Region's tree canopy;
- Cool roof practices;
- Urban cool islands and corridors; and
- Minimizing the use of heat-absorbing impervious surfaces

Also identified in the Regional Sustainability Study,

the urban heat islands lack mechanisms to absorb Green House Gases and have the cyclical effect of emitting more GHG's because of higher cooling loads.

Renewable Energy

Energy generated from rapidly renewable or inexhaustible sources including, but not limited to, solar, geothermal, hydroelectric, biomass, methane, and waste heat recovery sources.

Resort Destination

A resort facility or development of multiple buildings intended primarily for transient guests where the primary attraction is generally recreational facilities or activities, including, but not limited to snow sports and activities (i.e., ski area residential uses shall be primarily "ski-in / ski-out"), golf, dude and guest ranches, health spas and resorts, backcountry adventures, hunting, fishing, and water sports. A resort destination is generally located in a setting of significant natural amenities, and may include a range of on-site indoor or outdoor recreation facilities.

Resort Service Area

An area in the Rural Area, where local government master plans may allow for the development of resort destinations.

Right-of-way

A strip of land acquired by reservation, dedication, prescription, or condemnation intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

Road

All property dedicated or intended for public or private road, street, alley, highway, freeway, or roadway purposes, or dedicated or intended for public easements therefore.

Rural Area

All of the land subject to TMRPA jurisdiction that is outside of the TMSA. This area is restricted to very low density development, and generally consists of dispersed development and employment on large parcels of land. Parcels may not be greater than five acres in size unless

Rural Development Area

Designated areas within the Rural Area which aim to preserve open space and natural resources by allowing for parcels of less than five acres to be created, in return for designated open space. The overall density of these areas may not exceed an overall density of one dwelling unit per five acres.

School

A school is defined as being either a primary, secondary, or non-traditional secondary (public or private) institution of learning which offers instruction in one or more branches of learning.

Shall

Mandatory to carry out the policy, even if a timeframe is not included. Meaning imperative and non-discretionary. Subject to funding and budgetary constraints, which may not allow for implementation of the policy and subject to provisions of the annual budget.

Significant Ridgelines

Ridgelines that surround or visually dominate the valley landscape either through their size in relation to the hillside or mountain terrain of which they are a part; their visual dominance as characterized by a silhouetting appearance against the sky; as a significant backdrop feature or separation of communities;

through visual dominance due to proximity and view from existing development or major corridors; or as an area of significant ecological, historical or cultural importance such as those which connect park or trail systems.

Sphere of Influence

An area into which a City plans to expand as designated in a comprehensive Regional Plan adopted pursuant to NRS 278.026 to 278.029, inclusive, within the time designated in the comprehensive Regional Plan (NRS 268.623).

Sprawl

Premature growth or outward expansion of development. Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.

Stakeholder

Individuals and/or groups which have a shared interest in an enterprise.

Streets

Open and public thoroughfares including streets, avenues, boulevards, roads, lanes, alleys, viaducts, public easements and right-of-way, and other ways (NRS 278.018).

Substation [Electrical]

An assemblage of equipment that switches, changes, or regulates voltage in the electric transmission and distribution system. Substations that connect two or more transmission circuits without transforming the voltage are called switching stations or taps (see also "utility site").

Substation [Natural Gas]

An assemblage of equipment for the use of managing the supply of natural gas in the regional system (see also "utility site").

Sustainability

Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

Sustainable design and construction

Design and construction techniques that maintain or enhance economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable design and construction meet the needs of the present without compromising the ability of future generations to meet their own needs.

Tier 1 Land

Area within the TMSA where moderate/varying range development is expected and number two in the priority hierarchy for development. A variety of residential and non-residential uses exist in this area.

Tier 2 Land

Area within the TMSA where there is generally less dense development occurring at suburban levels,

PRIORITY PRINCIPLES & POLICIES

PH Principle 3. Use a balanced set of tools to increase the diversity of housing types across all income levels and facilitate more affordable, senior, multi-family, and workforce housing.

- ▶ Policy 3.4 Support accessory dwelling units as a method of providing affordable and workforce housing.

PH Principle 5. Preserve and rehabilitate existing affordable and workforce housing.

- ▶ Policy 5.4 Consider establishing standards to mitigate the negative effects of housing that is either vacant or ill-maintained by absentee owners.

RFC Principle 2. Utilize land use and transportation decisions to support a healthy economic base.

- ▶ Policy 2.5 Ensure that land use practices and regulations accommodate needs of rural communities, and changing trends regarding businesses, including home and accessory rural occupations.

NCR Principle 1. Maintain scenic resources within the County.

- ▶ Policy 1.1 Collaborate with all planning partners to identify and protect the region's significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.
- ▶ Policy 1.2 Maintain dark night skies.

NCR Principle 4. Protect and improve water resources.

- ▶ Policy 4.3 Protect Critical Source Water Protection Areas.
- ▶ Policy 4.4 Collaborate with WRWC, TMWA, Local Governments, Tribes, and other regional partners to manage land use practices to protect the watershed and water supply sources.

AR Principle 1. Limit development in the Development Constraints Area.

- ▶ Policy 1.3 Ensure development within the WUI is consistent with industry best practices.

AR Principle 3. Mitigate the impacts of climate change on residents.

- ▶ Policy 3.4 Encourage development of alternative and renewable energy generation and infrastructure, including but not limited to solar, wind, and geothermal to benefit the community/County.

LU Principle 3. Support development that respects natural resources.

- ▶ Policy 3.2 Promote landscaping that is consistent with best practices for resource sustainability, habitat preservation and enhancement, and natural hazard resilience.

LU Principle 4. Design communities and neighborhoods to create a strong sense of place.

- ▶ Policy 4.4 Support visual improvements to enhance community gateways.
- ▶ **High Desert Policy. Consider establishing standards to mitigate the negative effects of vacant or ill-maintained land by absentee owners.**

LU Principle 5. Maintain the rural character of communities in the Rural Area.

- ▶ Policy 5.4 Engage with the residents of the Freestanding Communities (Gerlach, Empire, Wadsworth) to ensure development is consistent with communities' unique needs.
- ▶ **High Desert Policy. Identify methods to remove the barriers to development and general property improvement experienced in remote areas as a result of low availability of professional services including engineering, architecture, surveying, and heavy equipment operation.**
- ▶ Policy 5.5 Preserve and promote the rural communities and rural area's natural, historical, scenic, and recreational resources to residents and visitors.

PFS Principle 3. Provide adequate service to developments and maintain a communicative, transparent planning process.

- ▶ Policy 3.1 Identify barriers to service delivery goals to meet Washoe County's minimum service standards for potable water, wastewater, storm water and flood, schools, and transportation as depicted in the Regional Plan List of Facilities and Service Standards.

Article 424

HILLSIDE DEVELOPMENT

Sections:

110.424.00	Purpose
110.424.05	Applicability
110.424.10	Exemptions
110.424.15	Application Requirements and Procedures
110.424.20	Determination of Developable Area
110.424.25	Protected Open Space Areas
110.424.30	Site Development Standards
110.424.35	Grading and Drainage Standards
110.424.40	Vegetation Preservation and Restoration Standards
110.424.45	Street Standards
110.424.50	Fire Safety Standards

Section 110.424.00 Purpose. The purpose of this article, Article 424, Hillside Development, is to regulate hillsides in a manner different from regulation of flat terrain. This article establishes provisions for developing, preserving and protecting hillsides and ridgelines within Washoe County. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
- (b) Minimizing the careless alteration of and disruption to the natural topography and landscape;
- (c) Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;
- (d) Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
- (e) Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
- (f) Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;
- (g) Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and
- (h) Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

[Added by Ord. 893, provisions eff. 3/11/94]

- (1) On lots fronting a street with on-street parking prohibited on both sides of the street, one (1) additional off-street parking space shall be provided per unit;
 - (2) The width of a driveway at curb cut shall not exceed twenty four (24) feet, and the distance between two (2) or more curb cuts on the same property shall be at least twenty (20) feet;
 - (3) To reduce the number of curb cuts, amount of grading, impervious surface area, and site disturbance, use of common driveways shall be encouraged by the Director of Community Development, provided that a common easement maintenance agreement is secured; and
 - (4) Tandem parking may be permitted by the Director of Community Development provided that the applicant can demonstrate that such configuration will reduce the amount of grading.
- (f) Lot Configuration. The following standards are intended to ensure platting of new lots which reflect the natural character of hillside properties as shown in Figure 110.424.30.4:
- (1) Stable and sufficiently usable areas of land for development shall be provided for each created lot;
 - (2) Building envelopes, disturbed areas and areas to remain undisturbed for each created lot shall be shown on the tentative and final maps;
 - (3) Reasonably safe and adequate access from public streets without requiring massive grading or substantial vegetation removal shall be required for each created lot; and
 - (4) Lot patterns which offer a variety of configurations shall be encouraged.
- (g) Fences and Walls. The following standards are intended to minimize the visual effect of excessive fencing and retaining walls in hillside and ridgeline development:
- (1) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall; and
 - (2) A series of smaller retaining walls shall be encouraged rather than one (1) large, uninterrupted wall.
- (h) Significant Natural Features. Significant natural features shall be protected and preserved where appropriate and feasible including, but not limited to, ridgelines, canyons, ravines, streams and creeks, natural drainages and rock outcroppings.
- (i) Open Space and Recreational Trails. Open space areas and recreational trails provided as part of a hillside development proposal shall be consistent with the adopted Washoe County policies and regulations for open space and recreational trails.

Where Are Some of the Region's Scenic Areas Located?

Scenic areas are, to some degree, in the eyes of the beholder. Different people may appreciate certain types of landscapes more than others. Within the framework established by this plan, however, the following represent some of the most unique and distinctive resources within the region:

The Mt. Rose Wilderness, and surrounding high elevation national forest lands. The wilderness area encompasses over 28,000 acres and includes 14 distinctive mountain peaks within the Carson Range. This area is a distinctive landscape southwest of Reno and its scenic quality was cited by the general public.

Peavine Mountain, north and west of Reno, which includes both Peavine Peak as well as nearby South Mountain. The southern face of Peavine Peak is in private ownership, and the public has raised concerns about impacts to this resource if this area is allowed to develop further.

The Peterson Mountains, which span the border between Nevada and California, north and west of Reno, and which include the Peterson Mountains Natural Area.

Pyramid Lake, which encompasses 188 square miles and includes SR 446, a National Scenic Byway. The lake is one of the largest lakes in the United States and also the largest remnant of ancient Lake Lahontan that covered much of northwestern Nevada at the end of the last ice age.

The Dogskin Mountains, which are visible to the west from the Pyramid Highway and which also have cultural significance.

The Virginia Mountains and Tule Peak, which are visible along the western edge of Pyramid Lake.

Hungry Valley and Ridge, which parallels a section of the Pyramid Highway and which also has cultural significance.

The Pah Rah Range, to the south of Pyramid Lake which includes Virginia, Pond and Spanish Springs Peaks.

The Truckee River, which flows from west to east and provides a visual experience of nature in the City.

The Virginia Range, which lies on the southeast side of Truckee Meadows and which forms the southeast boundary of our planning area. These foothills, sparsely vegetated in sagebrush and pinon pine/juniper communities, form a very significant backdrop and edge to the county. Also on the east side are the Huffaker Hills, including privately-owned Rattlesnake Mountain, a very significant and recognizable feature within the foothills.

Steamboat Creek and associated wetlands, an area that provides a unique interface between the valley floor and the foothills. The original marsh or bog is the low point in the Truckee Meadows, and was one of the first sights to greet wagon trains as they wound their way up the Truckee River. The Overland Emigrant Trail, which followed the base of the Virginia Range, then along the Huffaker Hills to southwest Truckee Meadows, is still visible in this area in selected locations.

Washoe Lake and Washoe Valley, on the southern edge of the project area and which include Washoe Lake State Park, Bowers Mansion, Davis Creek Park and large agricultural properties such as Winter Ranch.

Lake Tahoe, at the far southwestern edge of the project area.

Bedell Flats in the North Valleys, a large predominantly sage-covered valley surrounded by hills with no human-made structures visible except for a few dirt roads.

Painted Hills and Needle Rock, unique geologic formations located just north of the Incandescent Rocks ACEC.

Swan, Silver and White Lakes, three playas in the North Valleys.

Jumbo Grade, the large undeveloped area of hills east of Washoe Valley that includes Bailey Canyon, Wakefield Peak and McClelland Peak.

The Mount Rose Highway (SR 431).

Gelger Grade (SR 341).

U.S. 395 through Pleasant Valley, Washoe Valley and Cold Springs Valley.

- 1.3 The County will work collaboratively with all planning partners to gain regional consensus on identifying and protecting the region's significant visual gateways as experienced from major interstate travel routes.
- 1.4 County and local jurisdictional development review processes should be expanded and coordinated to include consistent criteria for the evaluation of visual impacts of proposed projects.
- 1.5 Any regional parks, facilities or County-owned open space that are impacted by non-park uses, or uses not consistent with this plan, must comply with the Regional Parks & Open Space Granting of Easement Policy and the review process.

GOAL 2: Preserve and protect the visual integrity of our region's hillsides, ridges and hilltops.

- 2.1 The County will work collaboratively with Reno and Sparks to gain regional consensus on a coordinated approach for managing and protecting hillsides, ridges and hilltops through policies and implementing ordinances.

GOAL 3: Preserve the remaining integrity of our region's dark night sky.

- 3.1 Develop and implement consistent and comparable ordinances and consistent lighting codes for Reno, Sparks and the county that will help preserve the "dark night sky."
- 3.2 Development codes should require lighting plans for proposed projects to include ways for reducing any adverse effect of artificial light, including glare, unwanted lighting, decreased visibility at night, and energy waste.

GOAL 4: Protect the region's visual resources from impacts of illegal activities (such as

dumping, abandoned vehicles and illegal trail creation).

- 4.1 Support and continuously improve coordination among law enforcement agencies to reduce impacts on visual resources from illegal trail creation, OHV use, dumping, and other impacts to public lands from illegal activities.
- 4.2 Support and participate in the Illegal Dumping Task Force and collaborate to inform the public on dumping, provide information, and improve current efforts to eliminate illegal dumping.
- 4.3 Coordinate with appropriate agencies to reduce illegal activities through increased fines, public service restoration requirements, and other enforcement measures.

GOAL 5: Educate the public on the values of the region's scenic resources.

- 5.1 Increase general awareness of the Regional Open Space and Natural Resource Management Plan, with a focus on building appreciation of the scenic character of our area (coincidental with building appreciation for recreational opportunities and ecosystem services).
- 5.2 Educate and enlist local and regional organizations and special interest groups in the support and promotion of the Regional Open Space and Natural Resource Management Plan's direct ties to economic development, the tourism industry, the region's quality of life and our local citizen's sense of pride/ownership.
- 5.3 Work with NDOT and RTC regarding the incorporation of scenic viewpoints into the region's planning for transportation enhancements and funding activities.
- 5.4 Work with NDOT and RTC regarding the preservation of our area's scenic viewsheds in future transportation planning.

PROTECT THE SENSE OF COMMUNITY

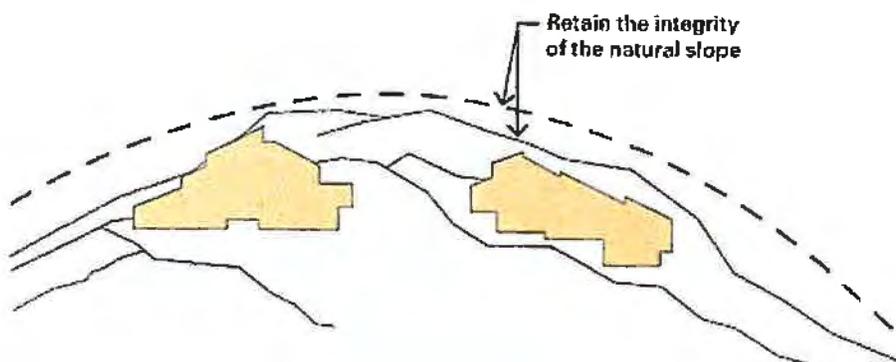
STRATEGIES & ACTION ITEMS

Preserve Views and Scenic Vistas/Protect Viewsheds

- Manage development and grading to preserve mountain views and avoid mass grading and large rock cuts visible from the highway
- Maintain current and proposed outdoor advertising standards to manage billboards and on-site signs so they do not detract from scenic views
- Manage cell towers and wind turbines so they do not detract from the area's visual quality and can be visually hidden in the viewshed
- Maintain zoning to manage growth, protect water resources and promote walkable development and encourage conservation easements



Naturalized rock cuts and grading that blend with the surrounding topography are preferred. Mass grading of slopes is visually unappealing and leads to vegetation management issues.



Development on hillsides and mountains should retain the integrity of the natural slope and not extend above the hillside.

GUIDELINES: GRADING & ROCK CUTS

- Grading should minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.
- Grade to create natural-looking slopes where feasible. Have diversity in gradient and profile rather than uniform slopes.
- Encourage multi-year revegetation plans for slopes so that invasive weeds are managed and vegetation covers the site to match adjacent natural slopes.
- Create landforms that respond to the uniqueness of the site, the surrounding landscape and the roadway travel experience.
- Utilize naturalized retaining and terracing where needed.
- Create smooth landform transitions that blend with the natural terrain.
- Development should be designed to follow the natural contours when possible.





The Washoe Valley Byway is located near two state scenic byways, a national scenic byway and numerous areas with cultural, historical, recreational and natural interest. A loop system could be identified to connect the byways and other regional areas of interest.

- Communicate the Byway's relationship to the larger region and system of byways and historic sites (e.g., SR 28, US 50, Mt. Rose Highway, Washoe Valley, Virginia City, Carson City and Steamboat) – work with Reno-Sparks Convention and Visitors Authority, Carson City Visitors Bureau and Incline Village Crystal Bay Visitors Bureau.



JIM GIBBONS
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

SUSAN MARTINOVICH, P.E., Director

In Reply Refer to:

February 9, 2010

Washoe Valley Working Group
c/o Bill Naylor
1005 Dunbar Drive
Washoe Valley, NV 89704

Dear Mr. Naylor:

The Nevada Department of Transportation's Director, Susan Martinovich, will be making the official announcement of the Washoe Valley Scenic Byway designation to the State Transportation Board on February 25, 2010.

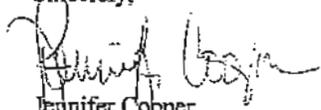
This meeting will be held at the Nevada Department of Transportation's headquarters building, located at 1263 S. Stewart Street in Carson City, NV. The meeting is being held in conference room 301, and will begin at 1:30p.m.

The announcement will be made as part of the Transportation Board meeting, and the agenda is not available, so I do not know exactly when the Byway designation will be announced. The agenda is usually available about three days prior to the meeting and can be found at www.nevadadot.com, under the "Meetings, Hearings & Notices" link.

I hope you and the members of the Washoe Valley Working Group will have an opportunity to attend this meeting. I look forward to meeting you and seeing you there.

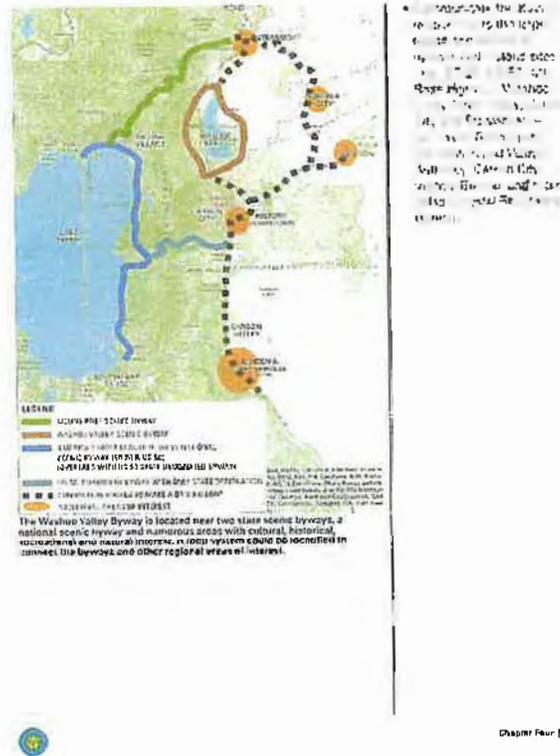
If you have any questions, or require additional information including a fax or email copy of the agenda, please do not hesitate to contact me at (775) 888-7123.

Sincerely,


Jennifer Cooper
NDOT Program Development

Washoe Valley Scenic Byway Corridor Management Plan

Introduces the concept of a loop system to connect the scenic byways and regional areas of interest.



NRS 408.213 Powers of Director: Designation of highway as scenic route; adoption of regulations.

1. The Director may designate a highway or portion of a highway as a scenic route if the route meets the requirements established by regulation for such a designation.
2. The Director shall adopt regulations which prescribe the requirements for the designation of highways as scenic routes.
3. All official maps published by the Department which are intended primarily for the use of tourists must identify highways or portions of highways which have been designated as scenic routes.

Planning Commission Presentation

Sierra Reflections

Area of Concern: Density Calculation

Good evening Commissioners and thank you for your work in our community. My name is Lisa Dayton and I would like my comments entered into the record. I would like to present to the Commission my concern regarding the density calculation used in the Sierra Reflections Application.

The Density Calculation used in the Application does not meet the requirements as specified in the Truckee Meadows Regional Plan.

The developer has provided a density calculation of 1.24 dwelling units/acre using the proposed 940 dwelling units divided by the site acreage of 759.69 acres. Per Truckee Meadows Regional Plan this is not the correct density calculation.

<Place the Exhibit below on the overhead projector>

Per Truckee Meadows Regional Plan, page 131, Density is calculated as follows:

Density

The result of dividing the total number of dwelling units on a site by the total site area. For purposes of calculating density, the site area shall include passive open space with legal public access, and shall not include any of the following: 1) non-residential, mixed-use and public facility properties; 2) property in the Development Constraints Area; 3) property outside the Truckee Meadows Service Areas; 4) existing golf courses; 5) existing parks; and 6) existing regional street and rail rights-of-way.

Regarding Development Constraints Area, Truckee Meadows Regional Plan, page 132, defines Development Constraint Areas as follows:

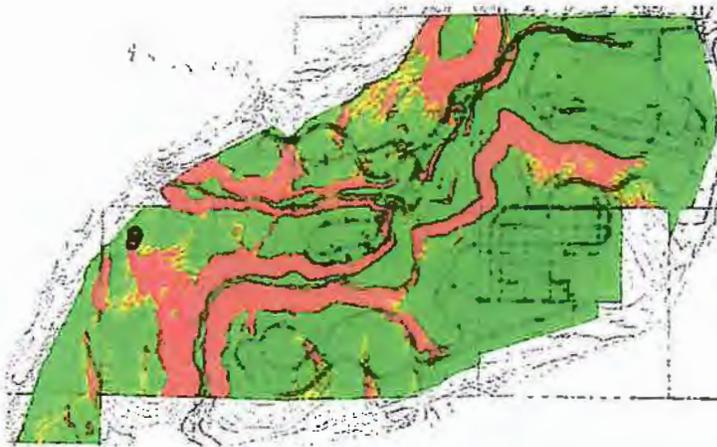
Development Constraints Area (DCA)

Area consisting of playa, significant water bodies, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the Zone AE, natural slopes over 30%, publicly owned open space, and properties that are deed restricted to prevent development, but not including constrained lands less than 1/3 acre in size.

<Place the Exhibit below on the overhead projector>

Slopes Greater than 30%

The developer has provided a slope study which has determined that 151.57 acres of the total site has a slope of greater than 30%. This acreage has not been deducted from the maximum density calculation and represents about 20% of the site.



Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Acres)	Percentage of Total Area	Color
1	0.00%	15.00%	18693568.96	429.15	56.5%	Green
2	15.00%	20.00%	3815486.78	87.59	11.5%	Light Green
3	20.00%	25.00%	2436745.33	55.94	7.4%	Yellow
4	25.00%	30.00%	1508627.43	34.63	4.6%	Pink
5	30.00%	Vertical	6602346.74	151.57	20.0%	Red

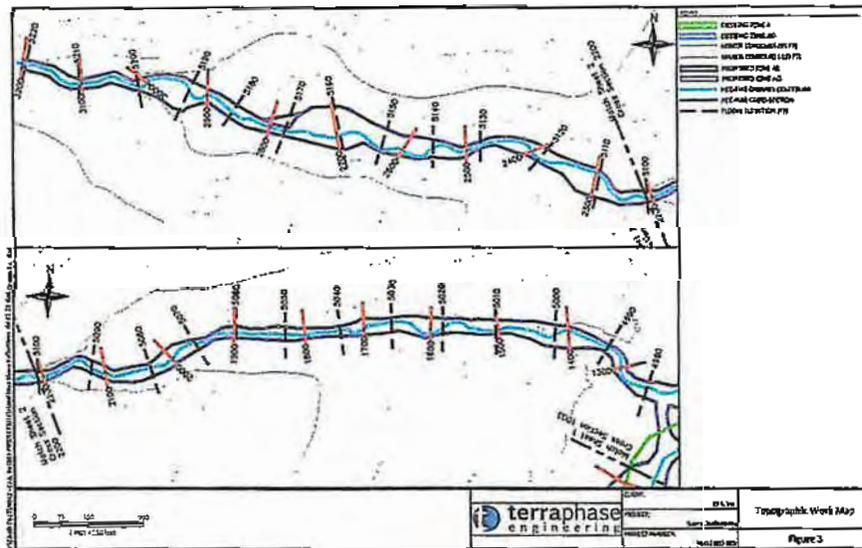
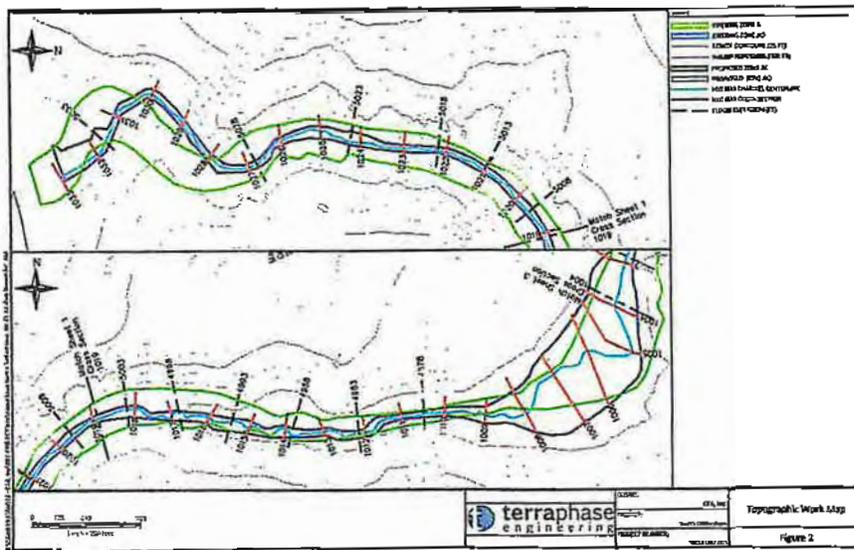
Bodies of Water and Public Facility Lands

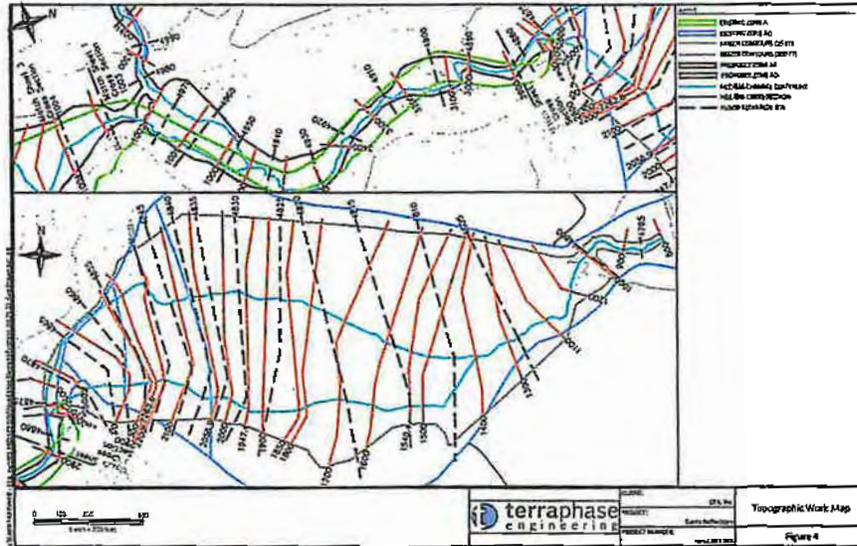
There is a significant water body on the site which has not been deducted from the density calculation as well as 7.90 acres of PSP (public facility) land which has not been deducted from the calculation.

AE Floodways

Currently there are no Zone AE floodways on the site; however, the Storm Water Drainage Plan provided with the Application proposes that Zone AE floodways are created to increase buildable land and manage runoff. The area of these created AE floodways should also be removed from the density calculation. Here are the locations of the AE Floodways proposed in Storm Water Drainage Plan included in the Sierra Reflections Application.

<Place the Exhibits below on the overhead projector>





The Application incorrectly states the maximum and proposed density. Non-residential parcels, slopes greater than 30%, AE Floodways and bodies of water have not been deducted from site area in the density calculation.

The Planning Commission should deny the Application because the correct density calculation has not been provided. Per Section 110.608.25 Findings, Item B, the design is not consistent with the Truckee Meadows Regional Plan.

Per Truckee Meadows Regional Plan, page 131, Density is calculated as follows:

Density

The result of dividing the total number of dwelling units on a site by the total site area. For purposes of calculating density, the site area shall include passive open space with legal public access, and shall not include any of the following: 1) non-residential, mixed-use and public facility properties; 2) property in the Development Constraints Area; 3) property outside the Truckee Meadows Service Areas; 4) existing golf courses; 5) existing parks; and 6) existing regional street and rail rights-of-way.

Regarding Development Constraints Area, Truckee Meadows Regional Plan, page 132, defines Development Constraint Areas as follows:

Development Constraints Area (DCA)

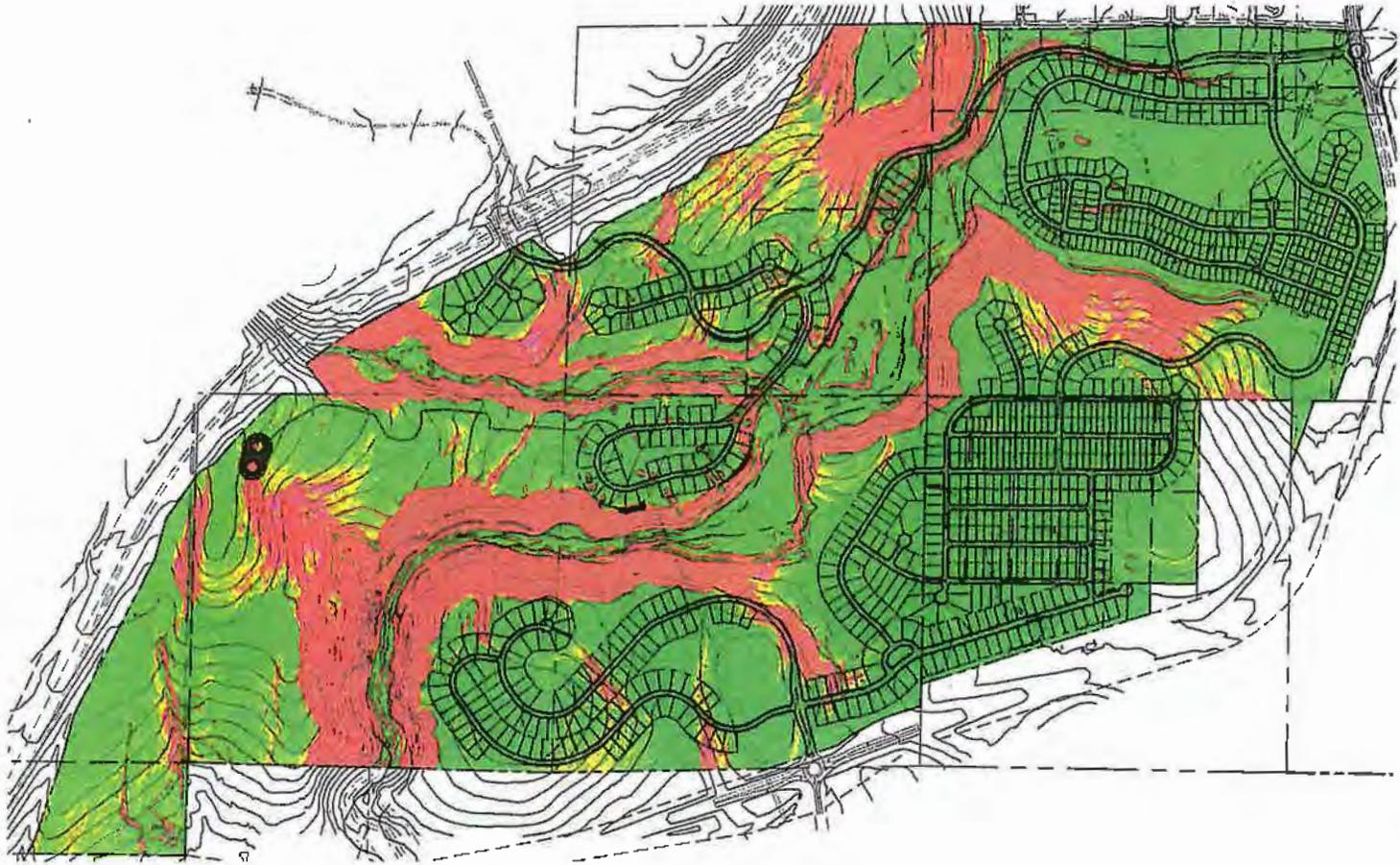
Area consisting of playa, significant water bodies, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the Zone AE, natural slopes over 30%, publicly owned open space, and properties that are deed restricted to prevent development, but not including constrained lands less than 1/3 acre in size.

SIERRA REFLECTIONS
SUBDIVISION IMPROVEMENT PLANS
TENTATIVE MAP
SLOPE ANALYSIS

JOB NO: 21126.02



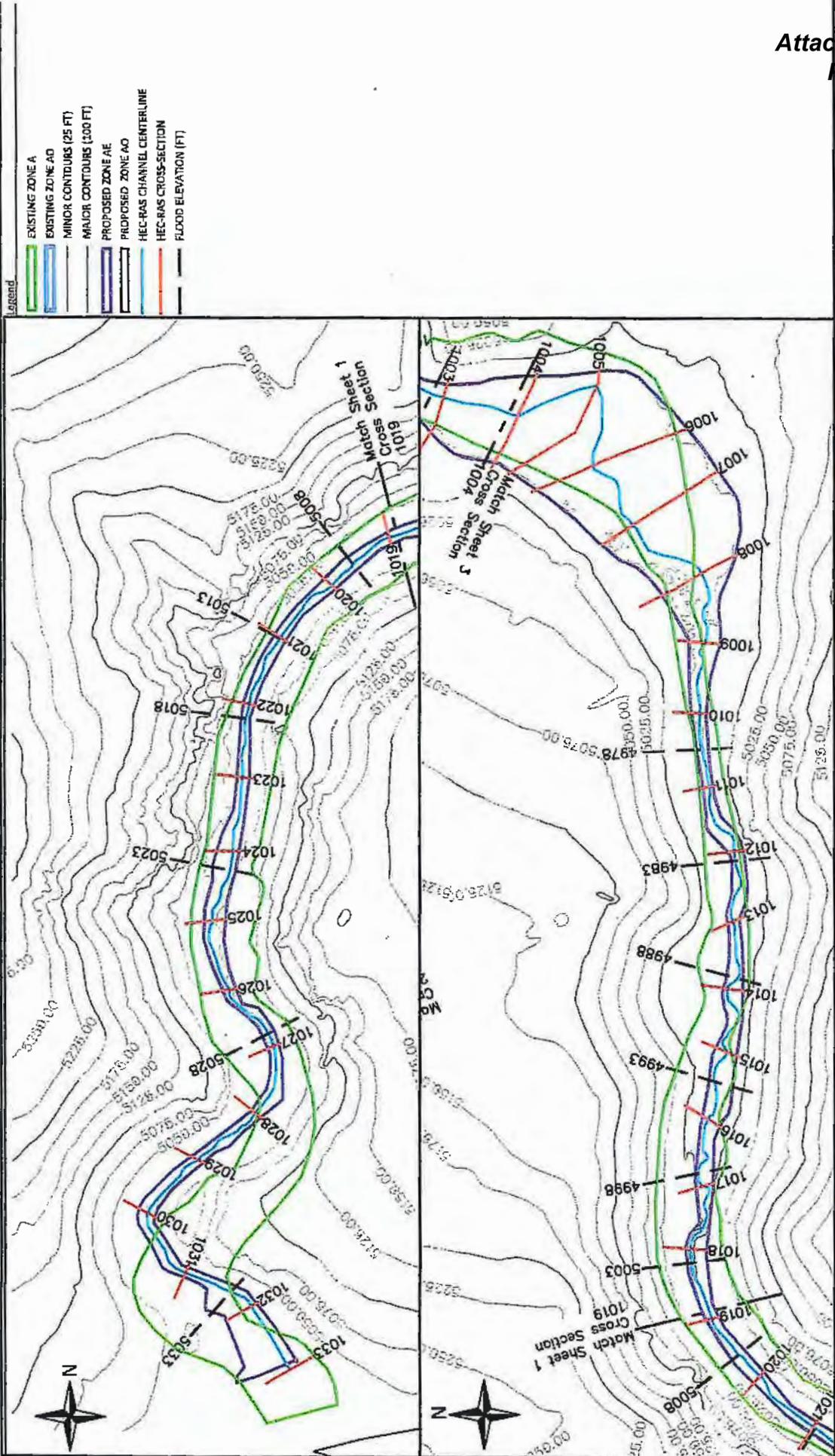
Slopes Table						
Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Acres)	Percentage of Total Area	Color
1	0.00%	15.03%	1698350.85	490.15	58.5%	Green
2	15.00%	20.00%	381546.28	87.69	11.5%	Light Green
3	20.00%	25.00%	242076.83	55.94	7.4%	Yellow
4	25.00%	30.00%	158862.83	34.61	4.6%	Orange
5	30.00%	Vertical	680346.14	141.57	20.0%	Red



SIERRA REFLECTIONS
SUBDIVISION IMPROVEMENT PLANS
TENTATIVE MAP
SLOPE ANALYSIS
89521 NEVADA

Bowman
1150 CORPORATE BLVD. | RENO, NV 89502
775-856-1150 MAIN | BOWMAN.COM
JOB NO: 21126.02 DATE: 07/08/2025

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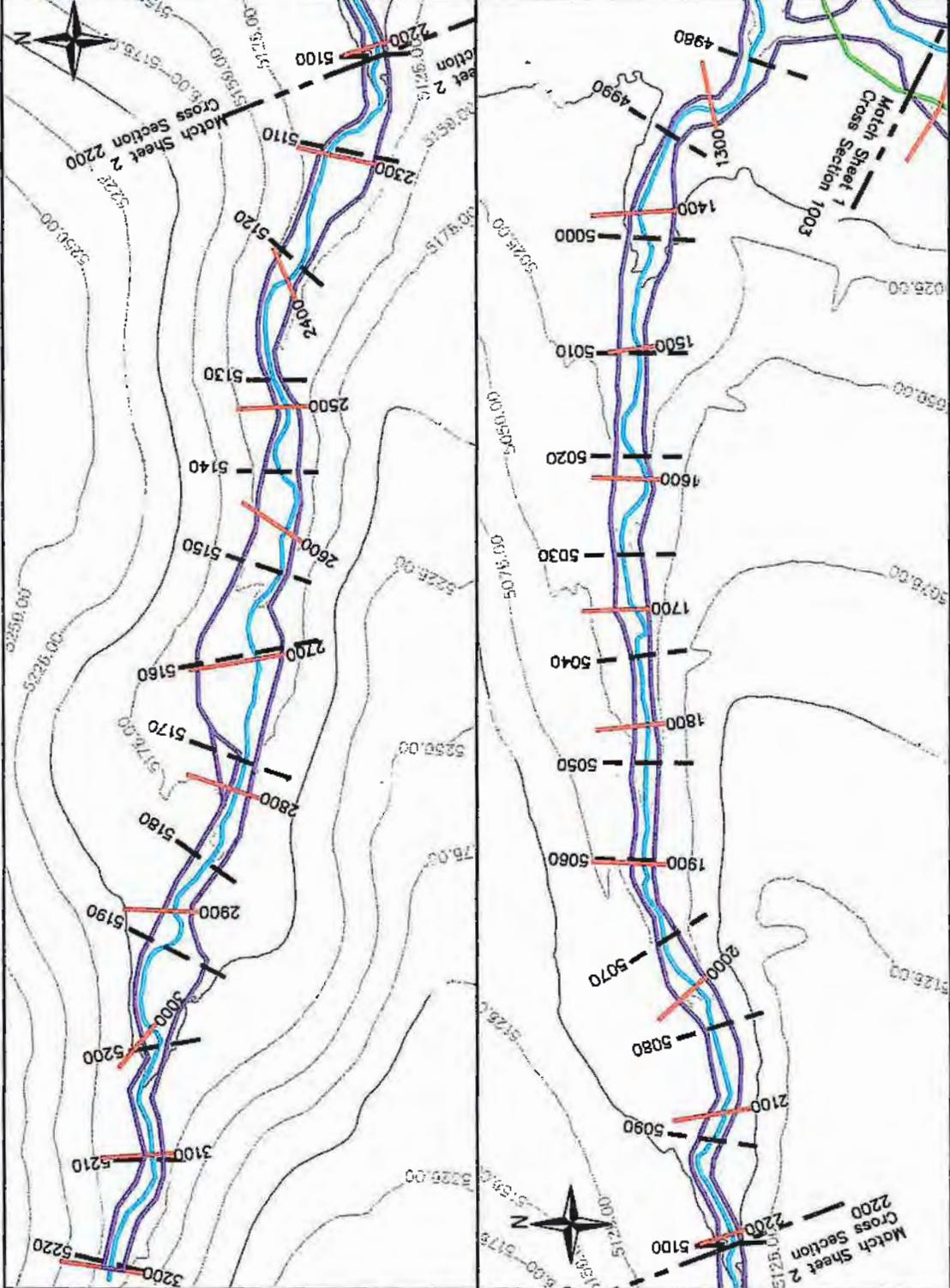
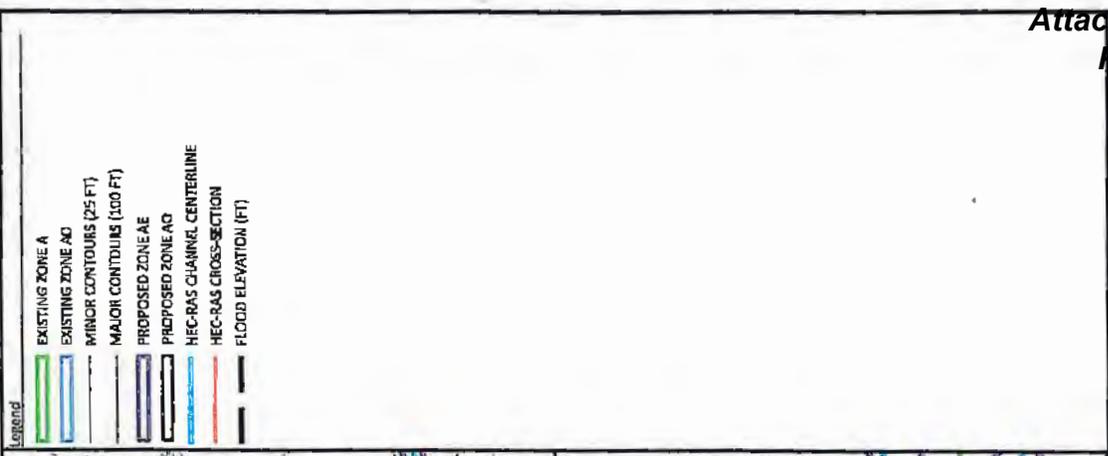
Legend

- EXISTING ZONE A
- EXISTING ZONE AD
- MINOR CONTOURS (25 FT)
- MAJOR CONTOURS (50 FT)
- PROPOSED ZONE AE
- PROPOSED ZONE AF
- HEC-RAS CHANNEL CENTERLINE
- HEC-RAS CROSS-SECTION
- FLOOD ELEVATION (FT)

CLIENT: CFA, Inc.
PROJECT: Sierra Reflections
PROJECT NUMBER: ND12.002.001



Scale: 1 inch = 250 feet
0 125 250 500



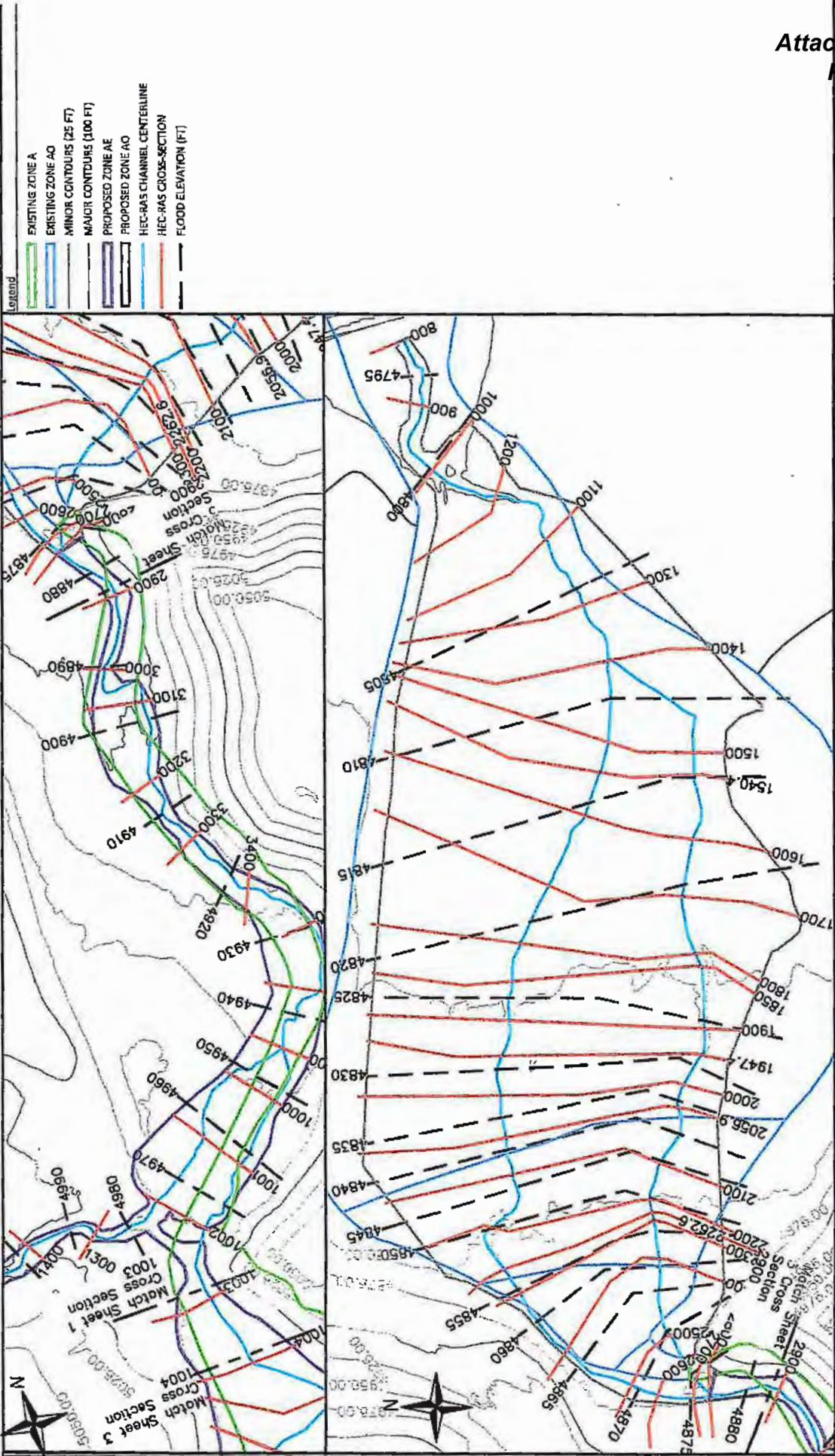
CLIENT: CFA, Inc.
PROJECT: Sierra Reflections
PROJECT NUMBER: N012.002.001

terrapphase
 engineering

Topographic Work Map
Figure 3

Scale: 1 Inch = 150 Feet

0 75 150 300



- Legend
- EXISTING ZONE A
 - EXISTING ZONE AO
 - MINOR CONTOURS (25 FT)
 - MAJOR CONTOURS (100 FT)
 - PROPOSED ZONE AE
 - PROPOSED ZONE AO
 - HEC-RAS CHANNEL CENTERLINE
 - HEC-RAS CROSS-SECTION
 - FLOOD ELEVATION (FT)

CLIENT: CFA, Inc.
PROJECT: Sierra Reflections
PROJECT NUMBER: N012.002.001



Scale: 1 inch = 250 feet

0 125 250 500

My name is Tom Johnson. I'm a resident of Washoe Valley and I would like this presentation to be entered into the record.

The Planning Commission cannot approve this application because it is inconsistent with the Washoe County's Envision Washoe 2040. Specifically, those provisions that pertain to the sustainability of resources such as water.

Page 13 of Envision Washoe 2040 for Public Services and Facilities Element states "The Washoe County Board of County Commissioners shall not approve land development activities dependent upon ground water supplies which will cause the ground water basins to fall below self-sustaining levels as a result of the project's water consumption" PSF 1.10.2 page 12

Continuing on page 14 of the same document, "Water supply planning and development must not adversely impact adjacent water users or other uses of water." PSF 1.13.7

The Development Code of Washoe County, Section 110.605.25 provides that any development must be consistent with Envision Washoe 2040 and any specific plan.

TMWA St Jame's Village Discovery WO 15-4624

The TMWA St. Jame's Village Discovery dated December 23, 2015 states that "the static water levels in the two St. Jame's wells have been declining since the wells were installed in 1993. Page 5 goes on to state "It is possible groundwater supplies sufficient to meet the project demand cannot be located on site."

Serpa Well Pumping Test Report & Assessment of Local Groundwater Supplies

"Long term extraction of groundwater is expected to influence domestic wells in Washoe Valley and TMWA operated municipal wells OWE-3 and OWE-4 in Washoe Valley"

Nevada Division of Water Resources
Basis Status Assessment Map Series
November 2023

Reference is made to the Nevada Division of Water Resources Basis Status Assessment Map Series dated November, 2023 where the Pleasant Valley (basin 088) and Washoe Valley (basin 089) are already fully committed based on existing pumping rights versus estimated yield. The 2023 Basin Status Assessment shows the Pleasant Valley aquifer is already pumping more water than the aquifer can support on a continuing basis.

TMWA Saint Jame's Village Annexation TMWA WO# 21-8275
February 14, 2025

Page 2: "The two wells have a historical nameplate total capacity of 715 gallons per minute; however, the actual sustainable capacity is far less."

Page 3 “The data indicates a fairly consistent decline in waters levels in both monitoring and production wells” The impact of declining sub surface water supplies causes hardships on municipal and domestic well owners and may threaten the sustainability of water supplies previously committed for services.” Continuing on the same page: With these principles in mind and based on sound data and prudent utility operation practices to ensure sustainable supply sources. TMWA has derated the reliable maximum day capacity for these two wells and other wells in the area in its 2035 water facility plan due to the continued decline pf water levels observed since construction.

The **TMWA Sierra Reflections Discovery dated March 27, 2025** on page 4 states that the TMWA planning “assumes the ASR would replenish the groundwater basin during Winter months to maintain the long-term sustainability of the groundwater supply.” The destruction of the wetlands and pastureland in Pleasant Valley will eliminate one source of aquifer replenishment so TMWA’s assumptions are not viable.

Continuing from the same source on page 5 “Groundwater levels in the South Truckee Meadows have declined over 70 feet since the 1960’s. Depletion of groundwater poses challenges for municipal and domestic well owners and threatens the reliability of previously dedicated water supplies.”

Continuing from the same source “Based on the information provided by the applicant this Project is estimated to require a domestic demand of approximately 290-acre feet.” But if you have 940 homes with an average of three people per house and an average annual usage per person of 60,260 gallons then the approximate annual requirement is closer to 435-acre feet. Even if you reduced the average household to two individuals the annual requirement is still far greater than 290-acre feet. And St Jame’s Village has 81 home sites previously approved for development.

It is not consistent with Envision Washoe 2040. The St. Jame’s Village wells cannot support both St. Jame’s Village and Sierra Reflections. There are still eighty-one lots in St. Jame’s Village which can be developed and must be serviced by Truckee Meadows Water Authority. None of the projections for Sierra Reflections account for landscaping or common area maintenance. The ASR assumptions don’t consider the loss of the wetlands and pasture lands in Pleasant Valley which currently aid in the replenishment of the Pleasant Valley aquifer. The assumption that overflows from Brown’s Creek can be used to recharge the aquifer ignores the potential impact on Little Washoe Lake.

This project is not sustainable. There will be significant negative impact on existing municipal and domestic wells in the area.

Nevada Division of Water Resources
Hydrographic Area Summary
Pleasant Valley

Yield Reference USGS Open File Report 84-433

The perennial yield for this aquifer is 3,000-acre feet per year. These water resources are already committed via existing wells and existing permitted wells yet to be drilled. An additional 400 plus acre feet per year for Sierra Reflections is not sustainable and will negatively impact existing wells in the Pleasant Valley aquifer and neighboring wells in the Washoe Valley aquifer.

Continuing from the same source, the Washoe Valley acquirer is fully allocated.

Sierra Reflections Serpa Well Test Presentation (12/29/25)

My name is Linda Harrison. Please enter my comments and exhibits into the record.

My presentation is on the **Serpa Well Pumping Test Report** which is part of the Sierra Reflections application. The well tested is called the Falcon Capitol Well. Although not stated, **the inclusion of the report indicates that the well is being considered as a possible source of water for Sierra Reflections.**

(Display Exhibit)

The location of the Falcon Capitol Well is shown on the map by the large FCW letters. TMWA production wells which serve customers in the Old Washoe City area are shown by nearby blue dots.

The well is located in the Washoe Valley groundwater basin, not the Pleasant Valley basin. The State Water Engineer would have to approve the water transfer between basins for it to be used by Sierra Reflections.

The well test pumped 406 gallons/minute for 10 consecutive days. **The test showed a measurable drawdown of TMWA production wells. The recharge of these wells was slow,** only being in the 70% range after 14 days.

The water temperature of the Falcon Capitol Well was about 70 degrees as compared to a normal temperature of 50 – 55 degrees. **This indicates that the well is close to the Steamboat Springs fault line.** Seismic activity could affect the wells performance.

To meet proposed pumping levels a larger well which could pump 800 gallons/minute or 1290 acre/feet per year would be required. **This is 2.7 times the permitted amount for the current well.**

A simulation estimated that a pumping rate of 800 gallons/minute for five years would lower the groundwater level by over 20 ft. for up to a mile from the well. **This would severely degrade existing domestic wells which are shallow due to the high existing water table.**

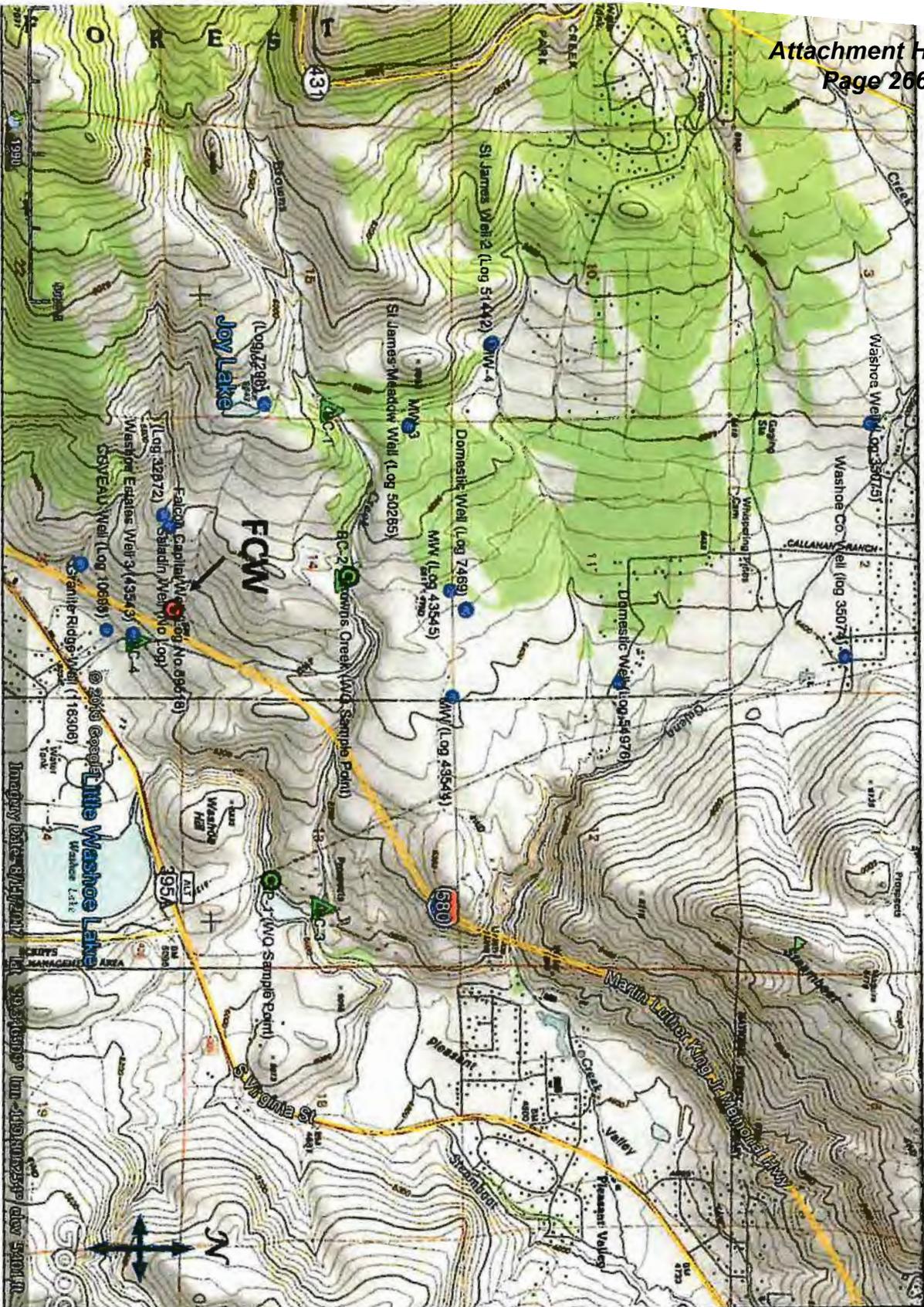
The simulation showed that the well could pump at a rate of 800 gallons/hour for about five years. What then? Where does the water come from to meet established domestic needs? The proposed pumping rate is not sustainable.

If the Falcon Capitol Well were used by the applicant it would fail to meet Policies of the Washoe County Master Plan.

PFS Policy 1.10 prohibits unsustainable groundwater mining

PFS Policy 2.1 requires that the developer “Balance new water supply commitments and existing commitments with sustainable sources of water supply”.

Based upon the above, Tentative Subdivision Map Findings (b) Design or Improvement and (f) Public Health could not be made.



Serpa Well Pumping Test Report and
Assessment of Local Groundwater System

1-inch = 0.4 Miles

T19N R17E

Observation Wells



Stream Gauge Site



Surface WQ Sampling Point



Prepared for:



Figure 1
Project Area and Well Location
Map

My name is Tom Johnson. I'm a resident of Washoe Valley and I would like this presentation to be entered into the record.

The Planning Commission cannot approve this application because it is inconsistent with the Washoe County's Envision Washoe 2040. Specifically, those provisions that pertain to the sustainability of resources such as water.

Page 13 of Envision Washoe 2040 for Public Services and Facilities Element states "The Washoe County Board of County Commissioners shall not approve land development activities dependent upon ground water supplies which will cause the ground water basins to fall below self-sustaining levels as a result of the project's water consumption" PSF 1.10.2 page 12

Continuing on page 14 of the same document, "Water supply planning and development must not adversely impact adjacent water users or other uses of water." PSF 1.13.7

The Development Code of Washoe County, Section 110.605.25 provides that any development must be consistent with Envision Washoe 2040 and any specific plan.

TMWA St Jame's Village Discovery WO 15-4624

The TMWA St. Jame's Village Discovery dated December 23, 2015 states that "the static water levels in the two St. Jame's wells have been declining since the wells were installed in 1993. Page 5 goes on to state "It is possible groundwater supplies sufficient to meet the project demand cannot be located on site."

Serpa Well Pumping Test Report & Assessment of Local Groundwater Supplies

"Long term extraction of groundwater is expected to influence domestic wells in Washoe Valley and TMWA operated municipal wells OWE-3 and OWE-4 in Washoe Valley"

Nevada Division of Water Resources
Basis Status Assessment Map Series
November 2023

Reference is made to the Nevada Division of Water Resources Basis Status Assessment Map Series dated November, 2023 where the Pleasant Valley (basin 088) and Washoe Valley (basin 089) are already fully committed based on existing pumping rights versus estimated yield. The 2023 Basin Status Assessment shows the Pleasant Valley aquifer is already pumping more water than the aquifer can support on a continuing basis.

TMWA Saint Jame's Village Annexation TMWA WO# 21-8275 February 14, 2025

Page 2: "The two wells have a historical nameplate total capacity of 715 gallons per minute; however, the actual sustainable capacity is far less."

Page 3 “The data indicates a fairly consistent decline in waters levels in both monitoring and production wells” The impact of declining sub surface water supplies causes hardships on municipal and domestic well owners and may threaten the sustainability of water supplies previously committed for services.” Continuing on the same page: With these principles in mind and based on sound data and prudent utility operation practices to ensure sustainable supply sources. TMWA has derated the reliable maximum day capacity for these two wells and other wells in the area in its 2035 water facility plan due to the continued decline pf water levels observed since construction.

The **TMWA Sierra Reflections Discovery dated March 27, 2025** on page 4 states that the TMWA planning “assumes the ASR would replenish the groundwater basin during Winter months to maintain the long-term sustainability of the groundwater supply.” The destruction of the wetlands and pastureland in Pleasant Valley will eliminate one source of aquifer replenishment so TMWA’s assumptions are not viable.

Continuing from the same source on page 5 “Groundwater levels in the South Truckee Meadows have declined over 70 feet since the 1960’s. Depletion of groundwater poses challenges for municipal and domestic well owners and threatens the reliability of previously dedicated water supplies.”

Continuing from the same source “Based on the information provided by the applicant this Project is estimated to require a domestic demand of approximately 290-acre feet.” But if you have 940 homes with an average of three people per house and an average annual usage per person of 60,260 gallons then the approximate annual requirement is closer to 435-acre feet. Even if you reduced the average household to two individuals the annual requirement is still far greater than 290-acre feet. And St Jame’s Village has 81 home sites previously approved for development.

It is not consistent with Envision Washoe 2040. The St. Jame’s Village wells cannot support both St. Jame’s Village and Sierra Reflections. There are still eighty-one lots in St. Jame’s Village which can be developed and must be serviced by Truckee Meadows Water Authority. None of the projections for Sierra Reflections account for landscaping or common area maintenance. The ASR assumptions don’t consider the loss of the wetlands and pasture lands in Pleasant Valley which currently aid in the replenishment of the Pleasant Valley aquifer. The assumption that overflows from Brown’s Creek can be used to recharge the aquifer ignores the potential impact on Little Washoe Lake.

This project is not sustainable. There will be significant negative impact on existing municipal and domestic wells in the area.

Nevada Division of Water Resources
Hydrographic Area Summary
Pleasant Valley

Yield Reference USGS Open File Report 84-433

The perennial yield for this aquifer is 3,000-acre feet per year. These water resources are already committed via existing wells and existing permitted wells yet to be drilled. An additional 400 plus acre feet per year for Sierra Reflections is not sustainable and will negatively impact existing wells in the Pleasant Valley aquifer and neighboring wells in the Washoe Valley aquifer.

Continuing from the same source, the Washoe Valley acquirer is fully allocated.

Sierra Reflections Floodplain Preservation Presentation (01/04/26)

My name is William Naylor. Please enter my comments and exhibits into the record.

My subject is the floodplain in the proposed Sierra Reflections subdivision. This floodplain has many interrelated constraints. Any development is out of compliance with existing Plans and Codes.

1. **(Exhibit 1)** This area is designated a FEMA 100-year floodplain. Areas of the floodplain could indicate wetlands. These are shown as hatched areas on the applicant's map.
2. **(Exhibit 2)** The floodplain is contaminated with mercury. The red and purple colors depict dangerously high levels of contamination. Extensive remediation to make it suitable for habitation would destroy the floodplain.
3. **(Exhibit 3)** The floodplain is designated in the Truckee Meadows Regional Plan as a Natural Resource Consideration Area and a Critical Source Water Protection Area. It is critical for aquifer recharge and natural water pollution filtering.
- 4.) **(Exhibit 4)** The floodplain, due to its wet nature and soil composition, is subject to liquefaction during seismic events. The key shows moderate liquefaction just below the severe level.
- 5.) **(Exhibit 5)** The floodplain is habitat for two endangered species and one threatened species. Sierra Reflections lies entirely within their primary habitats. Damage and destruction of their habitat is not allowed.

Proposed Applicant Actions

Despite these constraints the applicant has chosen not to preserve and protect the floodplain as open space. Instead, it will be destroyed by covering it with eight feet of dirt and using it to cluster 304 high density houses.

In addition to the Exhibits shown, numerous Development Code and Master Plan references show that the actions of the applicant in destroying the floodplain and its functions are not allowed. Due to time constraints these references are provided in detail in the handout provided.

Three Development Code Articles have Sections supporting preservation of the floodplain.

Three Envision Washoe 2040 Master Plan Elements have Principles and Policies supporting preservation of the floodplain.

Based upon all the information provided the following Findings cannot be made:

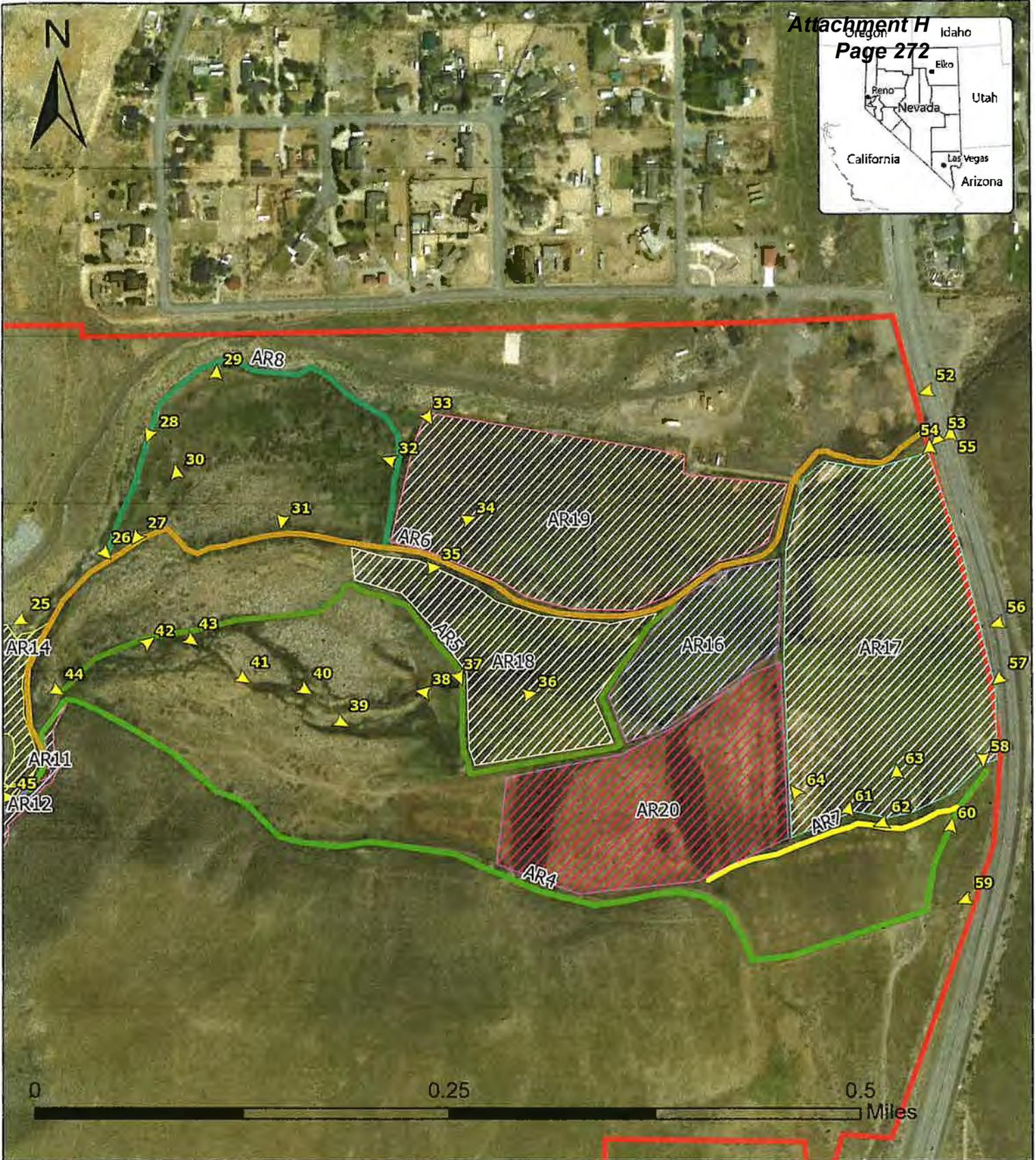
For Article 408, Common Open Space Development:

- (a) Preserve or Provide Open Space
- (b) Protect Natural and Scenic Resources
- (c) Achieve a More Efficient Use of Land

For Article 608, Tentative Subdivision Maps:

- (a) Plan Consistency
- (b) Design or Improvement
- (c) Type of Development
- (e) Fish and Wildlife
- (f) Public Health

In summary, Required Findings cannot be made to approve a Common Open Space Development or a Tentative Subdivision Map. This application must be denied.



Legend

- Survey Area Boundary
- ▲ Photo Points

FIGURE 12
 Aquatic Resource Screening
 Photo Point
 Detail 3

World Properties Inc.	
WPI003	
B. Klink	2/8/2025

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Conclusion

The findings of this report indicate that the aquatic resources within Browns Creek or Steamboat Creek or with a relatively permanent surface connection to these streams are WOTUS. This includes AR's 1,2,3,6,10,11,12,13,14 as shown on Figures 3-5. In addition, several irrigated fields were observed to have hydrologic and vegetative indicators that could suggest they are wetlands. These aquatic resources include AR 16,17,18,19,20 (Figures 3-5). However, it appears from the field investigation and historic use of the survey area that these resources are artificially irrigated wetlands and would be disqualified as WOTUS under condition B4 of the 2023 Revised WOTUS Definition, Conforming Rule (Table 1). A map of the proposed development area is included in Figure 16, overlaid across the aquatic resources, identified by proposed jurisdictional status. If AR 16,17,18,19,20 can in fact be demonstrated to USACE to be B4 waters (Table 1) the intersection of proposed project disturbance and WOTUS would be limited to two crossings of Steamboat Creek and one crossing of Browns Creek (Figure 16). If construction of those crossings were to require discharge of temporary or permanent fill below the OHWM of those WOTUS, this action could be permitted through acquisition of Nationwide Permit 14 - Linear Transportation Projects under CWA, through USACE.

Closing

UES trusts the information provided herein satisfies the requirements of World Properties, Inc. at this time. Should you have any questions regarding this report please contact Ben Klink at (923) 814-3847 or bklink@teamues.com.

Respectfully submitted,
UES, Inc.

Ben Klink, BS
Environmental Permitting Manager

Attachments:
Appendix A – Figures
Appendix B - Photolog



FIGURE 5A
Zone 1 Boring Locations at Depth 0-4' and Roadway Exhibit
Sierra Reflections Subdivision
New Washoe City, Washoe County, NV

- Boring Locations**
- Removed from Sampling Plan
 - Below Residential Action Level of 7.1mg/Kg
 - Above Residential Action Level of 7.1mg/Kg
 - Above Commercial Action Level of 30mg/Kg
- 1/4 Acre Sampling Grid for Borings**
- Grid Cell Above Commercial Action Level of 30 mg/kg
 - Grid Cell Above Residential Action Level of 7.1 mg/kg
 - Removed from Sampling Plan
- USGS National Hydrography Dataset**
- Canal Ditch
 - Ephemeral Stream
 - Perennial Stream
 - Centerline of Road
 - Traffic Circle
 - Lots & Curbs
 - Project Boundary
- Notes:**
ND = Non-Detect
- * Cell B99 exhibited mercury < 11 mg/kg; however, lead and arsenic concentrations were above residential action levels.

Client: World Properties Inc.
Project Code: KKC012
NAD 1983 UTM Zone 11N
H.Chambers 3/28/2025



Map generated by UES using ArcGIS Desktop 10.7.1. All rights reserved. UES is a registered trademark of UES, Inc. All other trademarks are the property of their respective owners.



MAP 5 - NATURAL RESOURCE CONSIDERATION AREAS

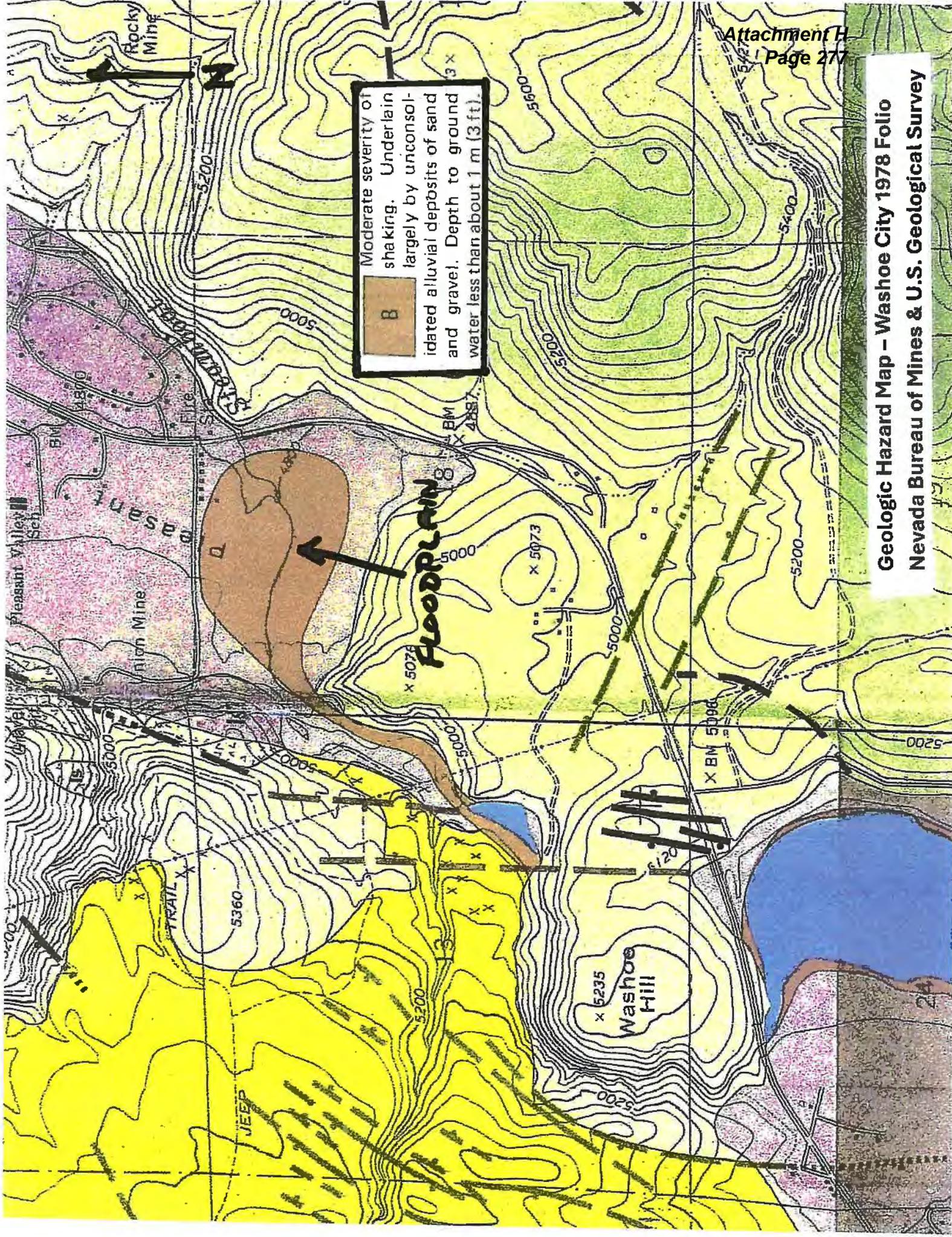
In the Truckee Meadows Regional Plan, **NRCA Critical SWPA** refers to a designation tied to natural resources and water quality protection. Let me break it down:

- “NRCA” stands for **Natural Resource Consideration Area**, which is a policy concept in the Regional Plan that identifies geographic areas with important natural resource features (e.g. recharge areas, riparian zones, habitat linkages) that should be considered in development decisions. [tmapa.org](https://www.tmapa.org)
- “SWPA” is **Source Water Protection Area** — land around a well or stream that could influence (or potentially contaminate) the supply of drinking water (“source water”) that feeds a public water system. gis.rtcwashoe.com
- “Critical SWPA” (Critical Source Water Protection Area) designates portions of SWPAs that are especially vulnerable to contamination or that have shorter travel times for contaminants from land surface to water supply. In other words, these are zones where human activities have a greater potential to impact source water quality. rci-nv.com

So, putting it together, **NRCA Critical SWPA** is a mapping / planning category in the Regional Plan that overlaps two layers:

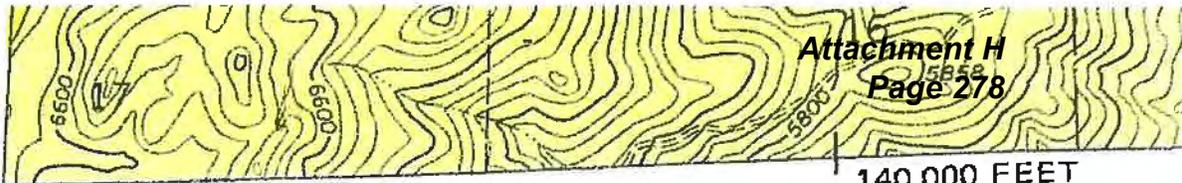
It is a Natural Resource Consideration Area that includes or highlights **Critical Source Water Protection Areas**, meaning that development or land-use decisions in those areas must give special consideration to protecting drinking water sources (because contamination risk is higher).

B Moderate severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water less than about 1 m (3 ft).



119° 52' 30"

39° 15'



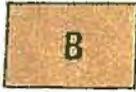
140 000 FEET

EARTHQUAKE SHAKING

INCREASING INTENSITY OF SHAKING AND POTENTIAL HAZARD
 Probably about 3 units of Mercalli intensity scale from Zone E to Zone A



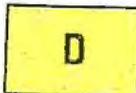
A Greatest severity of shaking. Underlain largely by unconsolidated lake deposits of fine-grained sand, silt, and clay. Depth to ground water increases from the surface at Washoe Lake to generally less than 10 m (33 ft) away from lake.



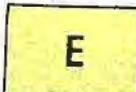
B Moderate severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water less than about 1 m (3 ft).



C Moderate severity of shaking. Underlain largely by unconsolidated lake deposits of fine-grained sand, silt, and clay. Depth to ground water greater than 10 m (33 ft).



D Moderate severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water greater than 10 m (33 ft).



E Least severity of shaking. Underlain by bedrock.

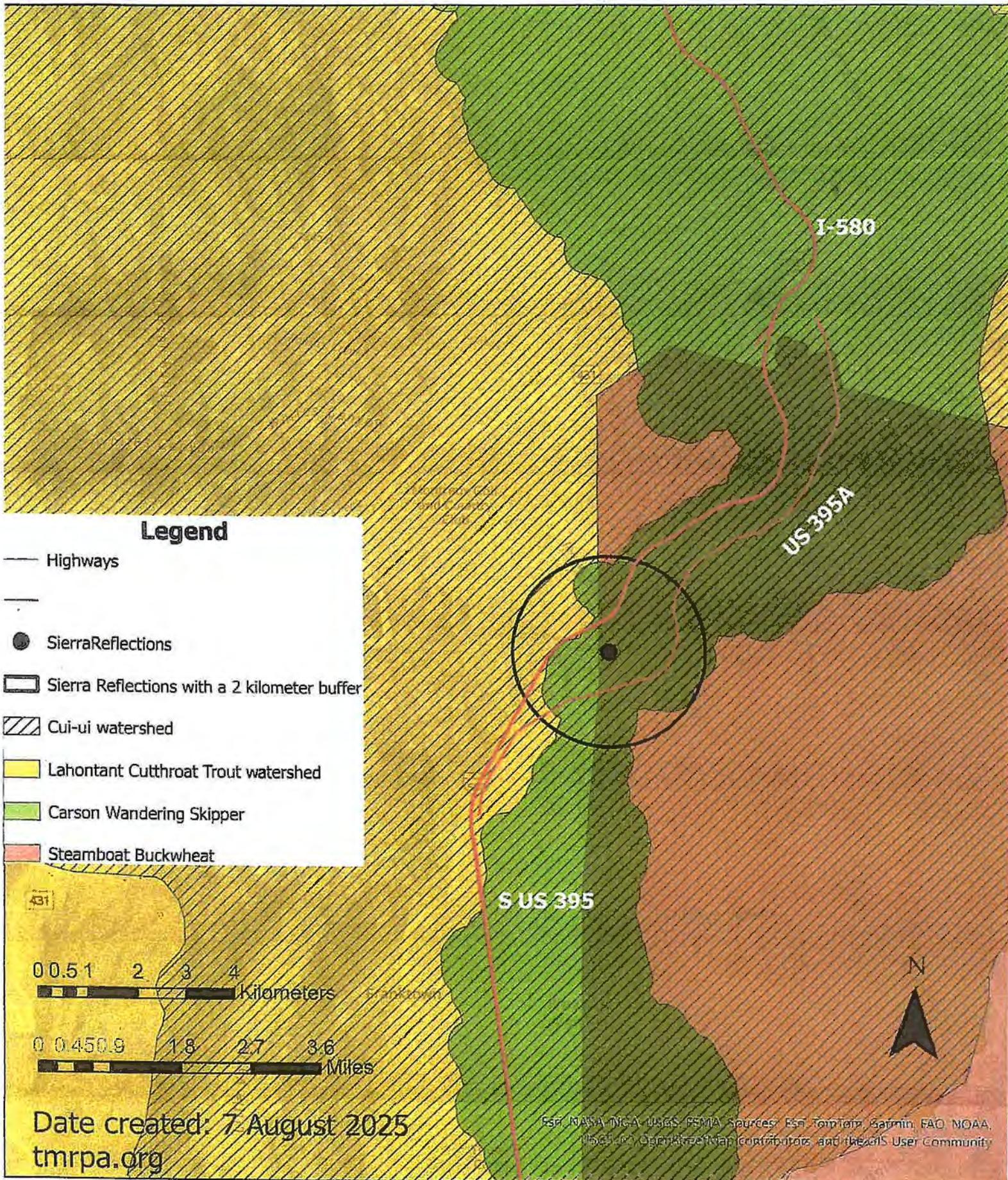


F Variable severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water increases from about 1 m (3 ft) near lake to about 10 m (33 ft) adjacent to zones D and E.

Note 1: Shaking zones do not portray the effects of ground motion attenuation with increasing distance from the earthquake source.

Note 2: The contact between units A and C and between units B and F is based on the water table measured in the fall of 1974 (Hydrologic Map, this Folio); the exact location of boundaries will vary with the season and climatic fluctuations.

Threatened, endangered, and endemic species ranges that intersect with Sierra Reflections within a 2 kilometer buffer



COMMON_NAME	SCIENTIFIC_NAME	FEDERAL_STATUS	STATE_STATUS	DATA_SOURCE	NOTE
Lahontan Cutthroat Trout	Oncorhynchus clarkii henshawi	Vulnerable	Threatened	USFWS	
Cui-ui	Cheimistes cuius	Endangered		USFWS	
Stemboat Buckwheat	Eriogonum ovalifolium var. willamstae	Endangered		USFWS	
Carson Wandering Skipper	Pseudocopaeodes eurus obscurus	Endangered		USFWS	

This polygon represents the watershed that is impacted by the Lahontan Cutthroat Trout. The USFWS considers these watersheds the range and distribution of the Lahontan Cutthroat Trout. This polygon represents the watersheds that the Cui-ui is impacted by. The USFWS considers these watersheds the range and distribution of the Cui-ui.

URL
<https://ecos.fws.gov/ecp/>
<https://gis.fws.gov/data/arcgis.com/data/sete/fbdc32d5d54f474f8c731a228d7ed13dfebout>
<https://ecos.fws.gov/ecp/>
<https://ecos.fws.gov/ecp/>
<https://ecos.fws.gov/ecp/>

Article 418

SIGNIFICANT HYDROLOGIC RESOURCES

Sections:

110.418.00	Purpose
110.418.05	Applicability
110.418.10	Exemptions
110.418.15	Perennial Streams Buffer Areas
110.418.20	Critical Stream Zone Buffer Area Development Standards
110.418.25	Sensitive Stream Zone Buffer Area Development Standards
110.418.30	Special Review Considerations
110.418.35	Common Open Space Development
110.418.40	Modification of Standards

Section 110.418.00 Purpose. The purpose of this article, Article 418, Significant Hydrologic Resources, is to regulate development activity within and adjacent to perennial streams to ensure that these resources are protected and enhanced. This article establishes standards for use of land in "critical stream zone buffer area" and "sensitive stream zone buffer area" to preserving and protecting perennial streams within Washoe County to implement a policy of "no net loss" of significant hydrological resource size, function and value. The purpose of requiring perennial stream buffer areas is to recognize that many uses directly adjacent to a hydrologic resource may compromise the integrity of the resource through various negative features endemic to the specific use. Negative activities in the buffer areas may impact the quality or quantity of the existing hydrology, soil characteristics, vegetation communities or topography thereby jeopardizing the resource's functions. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Preserving, protecting and restoring the natural functions of existing perennial streams in Washoe County;
- (b) Reducing the need for the expenditure of public funds to remedy or avoid flood hazards, erosion, or other situations caused by inappropriate alterations of streams;
- (c) Ensuring the natural flood control functions of perennial streams including, but not limited to, stormwater retention and slow-release detention capabilities are maintained;
- (d) Ensuring stormwater runoff and erosion control techniques are utilized to stabilize existing stream banks, reduce downstream sediment loading, and ensure the safety of people and property;
- (e) Ensuring the natural water quality functions of perennial streams including, but not limited to, pollution filtering, groundwater recharge, nutrient storage, nutrient recycling capabilities, and sediment filtering capabilities are not impacted by existing and proposed developments;

- (f) Encouraging common open space developments to avail hazardous or environmentally sensitive areas, protect important habitat and open space areas, and minimize impacts on groundwater recharge areas;
- (g) Establishing buffer areas around all significant hydrological resource areas to ensure the resource is not jeopardized or degraded by adjacent offsite development activity;
- (h) Ensuring a no net loss of value, acreage and function of each different significant hydrological resources is adhered to; and
- (i) Identifying, establishing and managing perennial streams as mitigation sites for destroyed or degraded hydrological resources.

[Added by Ord. 1112, provisions eff. 2/15/01.]

Section 110.418.05 Applicability. The provisions set forth in this article shall apply as follows:

- (a) Area of Applicability. The provisions of Article 418 shall apply to all properties containing either perennial streams, or an established buffer area surrounding one of the perennial streams, as identified on Map 110.418.05.1, Significant Hydrologic Resources. All new development that requires permitting or review by the County shall be reviewed for compliance with the significant hydrologic resource standards. No variance to the significant hydrologic resource standards, pursuant to Article 804, Variances, shall be processed or approved. Refer to Section 110.418.40 Modification of Standards.

In determining the location of the above-designated streams, staff shall use:

- (1) Published United States Geological Service (USGS) topographic maps, either in 7.5 minute or 15 minute series, to assist in the interpretation of location of significant hydrologic resources.
 - (2) A determination of the location of a perennial stream resulting from a delineation of wetlands and/or waters of the United States made by the United States Army Corps of Engineers under the provisions of Section 404 of the Federal Clean Water Act, shall be considered the perennial stream crossing any parcel of land.
 - (3) Field survey by land surveyor or professional engineer licensed and qualified to perform a survey.
- (b) Relationship to Other Restrictions. The requirements established in this article are not intended to repeal, abrogate, supersede or impair any existing federal, state or local law, easement, covenant or deed restriction. However, if this article imposes greater or more stringent restrictions, the provisions of this article shall prevail. Specifically, if an applicant also acquires authorization under Section 404 of the Clean Water Act from the United States Army Corps of Engineers, the applicant shall meet any greater or more stringent restrictions set forth in this article in addition to and independent of the restrictions of such permit.
 - (c) Application of this Article to the Tahoe Planning Area. The provisions of this article may be waived by the Department of Community Development for

Article 424

HILLSIDE DEVELOPMENT

Sections:

110.424.00	Purpose
110.424.05	Applicability
110.424.10	Exemptions
110.424.15	Application Requirements and Procedures
110.424.20	Determination of Developable Area
110.424.25	Protected Open Space Areas
110.424.30	Site Development Standards
110.424.35	Grading and Drainage Standards
110.424.40	Vegetation Preservation and Restoration Standards
110.424.45	Street Standards
110.424.50	Fire Safety Standards

Section 110.424.00 Purpose. The purpose of this article, Article 424, Hillside Development, is to regulate hillsides in a manner different from regulation of flat terrain. This article establishes provisions for developing, preserving and protecting hillsides and ridgelines within Washoe County. The intent of these regulations is to protect the public health, safety and welfare by:

- (a) Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
- (b) Minimizing the careless alteration of and disruption to the natural topography and landscape;
- (c) Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;
- (d) Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
- (e) Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
- (f) Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;
- (g) Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and
- (h) Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

[Added by Ord. 893, provisions eff. 3/4/94.]

Section 110.424.35 Grading and Drainage Standards. This section sets forth development standards for grading and drainage of hillside and ridgeline properties.

- (a) **Grading.** These grading standards are applicable to hillside and ridgeline development only if a special use permit for grading is required pursuant to Washoe County Ordinance 811. The following standards are intended to preserve natural topographic features, foster resource preservation and minimize degradation of the visual character of hillsides:
- (1) Grading shall relate to the natural topography with the natural topography maintained to the greatest extent possible;
 - (2) Where alteration to the natural topography is necessary, graded slopes shall be contoured to provide a smooth and gradual transition of grading and natural slopes, while maintaining the basic character of the terrain;
 - (3) Standard pad grading or terracing which results in grading outside the building footprint and access area shall be discouraged;
 - (4) Grading of knolls, ridgelines or toes of slopes shall be rounded to conform with the natural grade and to provided a smooth transition to the natural slope;
 - (5) Grading shall create varying gradients in order to avoid a "manufactured" appearance;
 - (6) Grading in environmentally sensitive habitat areas shall occur only when necessary to protect, maintain, enhance or restore the habitat; and
 - (7) A slope stability and scarring mitigation plan, certificated by the project engineer, shall be reviewed and approved by the Director of Community Development and the Public Works Department prior to initiation of grading.
- (b) **Drainage and Erosion Control.** All hillside development shall satisfy current Washoe County Code for drainage and erosion control.

[Added by Ord. 893, provisions eff. 3/4/94.]

Section 110.424.40 Vegetation Preservation and Restoration Standards. This section sets forth development standards to ensure maximum preservation and restoration of existing trees and vegetation on hillsides and ridgelines, reduce damage from sediment and runoff, improve wildlife habitat, and retain the desirable qualities of hillsides.

- (a) **Existing Native Trees and Vegetation.** Existing native trees and vegetation shall be retained and integrated into the site development plan to the maximum extent feasible so as to maintain the natural surface drainage system, protect and preserve ecological communities, and enhance the natural scenic and visual quality.
- (b) **Disturbed Areas.** Where existing trees or plants have been removed from hillside or ridgeline properties, the following standards shall apply:

- (a) Required Survey. A habitat survey, prepared by a qualified biologist or botanist, may be required to determine the exact location of environmentally sensitive habitat areas and to recommend mitigation measures that address potential impacts to the habitat. This survey shall be submitted to the Director of Community Development for all new development that meets one (1) of the following criteria:
- (1) The project site is located within a habitat area of a threatened and endangered fauna or flora species identified in Appendix A of the Conservation Element of the Master Plan, or through on-site investigation and review of resource information; or
 - (2) The project site is or may be located within one hundred (100) feet of a threatened and endangered fauna or flora species identified in the Conservation Element of the Master Plan, and/or has the potential to negatively impact the long-term maintenance of such habitat.
- (b) Survey Contents. All habitat surveys shall include, at a minimum, the following information:
- (1) Survey methodology;
 - (2) Location map and topographical site plan indicating all existing and proposed structures and roads;
 - (3) Any rare and/or endangered plant and animal species, including the habitat envelope and the number of species observed;
 - (4) Delineation of all wetlands, streams and water bodies;
 - (5) Direct threats to habitat resulting from new development;
 - (6) Delineation of a habitat buffer area to be provided along the periphery of the primary habitat; and
 - (7) Mitigation measures to reduce impacts and to allow for the long-term maintenance of environmentally sensitive habitats.
- (c) Development Standards. The following standards are intended to protect, maintain, enhance and restore sensitive fauna and flora habitat:
- (1) No new development shall be permitted within a recognized primary habitat area of an endangered species.
 - (2) Limited new development may be permitted within a recognized habitat buffer area, as defined in the required habitat survey, subject to the following standards:
 - (i) Public access shall be limited to low-intensity recreational, scientific or educational uses, provided that it is strictly managed, controlled and confined to designated trails and paths;

NCR Principle 1. Maintain scenic resources within the County.

- 1.1. Collaborate with all planning partners to identify and protect the region's significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.
- 1.2. Maintain dark night skies.
- 1.3. Coordinate with law enforcement agencies to reduce impacts on visual, cultural, and natural resources from illegal trail creation, OHV use, dumping, and impacts to public lands from illegal activities.
- 1.4. Support and participate in the Illegal Dumping Task Force and collaborate to inform the public on dumping and improve current efforts to eliminate illegal dumping.
- 1.5. Educate local and regional organizations and special interest groups of the Regional Open Space and Natural Resource Management Plan's direct ties to economic development, tourism, the region's quality of life and sense of pride.

NCR Principle 2. Coordinate development and conservation goals with State, tribal, and federal agencies.

- 2.1. Continue to support and participate in the management actions, efforts, and on-going projects of the BLM and USFS for the conservation and preservation of natural resources within Washoe County.
- 2.2. Work cooperatively with the USFS and the BLM to mitigate impacts of land uses on private land adjacent to or within the National Forest and the public lands.
- 2.3. Coordinate wildlife protection efforts with NDOW, USFS, USFWS, the Nevada Division of Natural Heritage, Nevada Division of Parks, Washoe County Regional Parks and Open Space.
- 2.4. Continue to partner with public and private agencies and individuals to implement methods for conservation of key wildlife habitats, habitats of threatened or endangered species, and cultural resources.
- 2.5. Work closely with agencies and jurisdictions to develop solutions for encouraging OHV use in appropriate areas.

NCR Principle 3. Protect key wildlife and vegetation resources.

- 3.1. Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species; key migration routes or critical seasonal habitats; and areas important for scientific study.
- 3.2. Protect sensitive and important lands through development techniques such as common open space, conservation easements, and voluntary limitation on development such as a transferable development rights program.
- 3.3. Cooperate with RTC and NDOT to minimize wildlife conflicts within transportation corridors.
- 3.4. Create new tools within the Washoe County Development Codo to value environmentally sensitive vegetation and wildlife within the development review process.
- 3.5. Acquire and restore critical habitat areas with particular attention to threatened and endangered species and Areas of Critical Environmental Concern (ACECs).
- 3.6. Support government and private efforts to control the spread of invasive, nonnative species throughout the region.

US FISH AND WILDLIFE SERVICE (USFWS) GOALS AND POLICIES

The USFWS periodically updates Goals and Objectives for federally threatened species. In 2019, the USFWS updated the Goals and Objectives for the Conservation of Lahontan Cutthroat Trout.

View the full document here to learn more about their efforts:

[2019 Updated Goals and Objectives for the Conservation of Lahontan Cutthroat Trout](#)

03

CONSERVATION OF NATURAL AND CULTURAL RESOURCES

3.7. Coordinate with NDOW, NDF, and USFWS as necessary when analyzing or permitting management plans, projects, and other land use actions to provide adequate avoidance, minimization, and mitigation measures to protect wildlife and natural resources within Washoe County.

CLICK THE ICONS FOR MORE INFORMATION!



2,3

NR 13

- 4.1. Prioritize preservation of existing wetlands over mitigation of impacts.
 - 4.2. Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development and special use permits.
 - 4.3. *Protect Critical Source Water Protection Areas.*
 - 4.4. Collaborate with WRWC, TMWA, Local Governments, Tribes, and other regional partners to manage land use practices to protect the watershed and water supply sources.
 - 4.5. *Continue to implement the One Truckee River Management Plan to protect the Truckee River and its tributaries and apply best practices to all stretches of the Truckee River in Washoe County.*
 - 4.6. Support the use of recycled water for uses that benefit wildlife and natural habitats or multiple beneficial uses including purified water projects.
 - 4.7. Ensure water importation proposals are environmentally sound as set forth in NRS 533.370(3).
-
- 5.1. Support Northern Nevada Public Health (NNPH) in enhancing public education and advocacy efforts concerning air quality issues, sources, and solutions.
 - 5.2. Support NNPH Air Quality Management Division in their efforts to continuously monitor air quality and mitigate identified health impacts.
 - 5.3. Include air quality considerations in the development review and construction process.
 - 5.4. Mitigate impacts of disturbances such as grading and tilling to future air quality.
 - 5.5. Evaluate the need to develop enhanced landscaping standards to mitigate air pollution impacts.

ONE TRUCKEE RIVER

One Truckee River is a coalition of public and private partners from 22 agencies working together to ensure a healthy and thriving Truckee River.

Visit their website to learn more about their efforts:
www.onetruckeeriver.org

PRINCIPLES AND POLICIES

The Adaptation and Resiliency Element's principles and policies address the various challenges of living with natural hazards while proactively mitigating risks to health and safety. While development in the County is set among the backdrop of wide-open spaces, dense forests, and expansive valleys, there are risks associated with development along the Wildland-Urban Interface (WUI). Wildfires, landslides, and degradation of natural and protective wetlands can challenge the safety of those who live, work, or recreate in these areas.

Climate change has drastically increased the severity and frequency of natural disasters and extreme weather events, making planning for extreme situations more important than ever. Both urban and rural areas will face their own challenges with heat islands, natural area preservation, and integrating energy efficient practices into the public's everyday lives.

The Adaptation and Resiliency principles and policies are primarily focused on limiting development to appropriate areas, reducing or mitigating development outside those areas, collaborating with partner agencies, and proactively investing in solutions that reduce the impacts of climate change. The goal of these principles and policies is to support thoughtful development practices that increase the resilience of the County and create a strong response network for climate-related hazards and their impacts.

Principles and policies from the Relevant Plans listed in the call out box above that align with Washoe County overarching goals and policies are indicated with *italic text* and an icon in the margin noting the goal/policy number which links to the source plan. The text in the blue boxes indicates the goal/policy number from the related plan, not from the Envision Washoe 2040 plan. For example, "NR 5" is the policy number in the related plan.

RELEVANT PLANS

- ▶ *TMRPA Natural Resources Plan*
- ▶ *One Truckee River Management Plan*
- ▶ *Truckee River Flood Management Authority Flood Protection Plan 2016*
- ▶ *Nevada Fire Board/BLM Washoe County Fire Risk Assessment 2009*

AR Principle 1. Limit development in the Development Constraints Area.

- 1.1. *Minimize development in areas with natural steep slopes.*
- 1.2. *Limit development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.*
- 1.3. *Ensure development within the WUI is consistent with industry best practices.*
- 1.4. Update and implement the Wildfire Hazard Risk Assessment study and recommendations to guide management of wildfire hazards in urban interface areas.
- 1.5. Support riparian habitat and river channel restoration as an important component of overall flood management planning.



AR Principle 2. Coordinate natural hazard response with regional and federal agencies.

- 2.1. Support Fire Protection District efforts to develop, fund, and implement a Community Wildfire Protection Program and replanting program for all non-federal public lands in the region.
- 2.2. Promote partner agency efforts in helping individuals learn to live with fire.
- 2.3. Coordinate the activities of the Regional Open Space Program with proposed restoration projects on the lower Truckee River.

PFS Principle 1. Cooperatively manage water resources for long-term sustainability.

- 2.1 1.1. *Coordinate implementation of TMWA's 2020-2040 Water Resources Plan and the WRWC Comprehensive Regional Water Management Plan with TMWA and WRWC.*
- 2.5 1.2. Support the Truckee River Operating Agreement (TROA).
- 1.3. *Implement TMWA's Drought Contingency Plan to promote smart and efficient use of the community's water resources in compliance with all federal and state regulations.*
- 1.4. Continue to work with the Nevada Division of Environmental Protection (NDEP), TMWA, TMRPA, and Northern Nevada Public Health (NNPH) to implement the 2020 Integrated Source Water and 319 (h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows to preserve and enhance available water supplies and address known and potential threats to water quality.
- 3.4 1.5. Continue to work with the Central Truckee Meadows Remediation District (CTMRD) to address contamination.
- 1.6. Continue to work with GBWC and TMWA to find solutions, such as septic to sewer conversions in areas with water quality issues and nitrate contamination in Spanish Springs Valley.
- 1.7. *In cooperation with TMWA, continue to investigate and evaluate potential future water management projects consistent with, and in addition to, TROA to further increase the region's water security.*
- 2.3 1.8. Work with state and federal agencies to manage local groundwater resources to ensure annual use does not exceed rates of inflow and recharge.
- 1.9. Evaluate Master Plan Amendments and Projects of Regional Significance against the 2019 Regional Plan and WRWC Comprehensive Regional Water Management Plan.
- 1.10. **Protect groundwater recharge areas and continue to develop programs to utilize groundwater in a sustainable manner.**
- 1.11. Support WRWC and TMWA planning efforts to ensure that current and projected water demands can be met in a sustainable manner.
- 1.12. Support the investigation and development of new sustainable, long term water resources consistent with the Regional Plan and the Regional Water Management Plan.
- 2.4 1.13. Promote a coordinated regional approach to effluent management, including but limited to the disposal and use of treated effluent when appropriate.
- 1.14. Promote conjunctive management of multiple water resources.
- 1.15. Prohibit unsustainable groundwater mining as a method of water management.

CLICK THE ICONS FOR MORE INFORMATION!

**WASHOE COUNTY
CLEAN WATER**

Visit washoecountycleanwater.org to learn more about The 2020 Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows and other watershed management and source water protection efforts in Washoe County.

PFS Principle 2. Provide sufficient water to meet the current and future needs of County residents.

- 2.1. Balance new water supply commitments and existing commitments with sustainable sources of water supply.
- 2.2. *Support TMWA's conjunctive use plan and manage surface water and groundwater supplies for municipal and industrial use to withstand at minimum the worst drought cycle of record.*

**SIERRA REFLECTIONS 3-MINUTE PRESENTATION
MERCURY COMMITTEE REPORT – T. Callicrate; Revised 1-6-26**

Good evening, Commissioners. My name is **Tom Callicrate**, and I am a resident of **New Washoe City and a Certified Professional Geologist**.

I'd like to request my **Comments and Exhibits** be entered into the meeting records.

I'll be speaking about various **Geologic Hazards** and **Health Risks** of the **SR Project** related to **Mercury Contamination, Earthquakes** and associated **Liquefaction in Zone 1**, suggesting that **Zone 1** should **"NOT BE DEVELOPED"**. *(SR Development Project is within the Carson River Mercury Superfund Site.)*

"THIS PRESENTATION OFFERS EVIDENCE THAT FINDING (C) "TYPE OF DEVELOPMENT" AND FINDING (F) "PUBLIC HEALTH" CAN NOT BE MADE, THEREFORE THE TENTATIVE SUBDIVISION MAP CAN NOT BE APPROVED AND YOU MUST DENY THIS APPLICATION".

Figure 1. Figure 1 shows the location of the **Carson River Mercury Superfund Sites**. The focus of this presentation is the **Mercury Contamination in Washoe Valley and Steamboat Creek**.

Figure 2. Figure 2 shows the location of the **Gold-Silver Mill Sites** in Washoe Valley and along Steamboat Creek where the contamination of mercury was lost from mill sites. It also shows where the **Superfund Site traverses through SR planned subdivision**.

Figure 3. Figure 3 shows the locations of the defined **Zones**. **Zone 1** is the main focus with regards to **Mercury Contamination and Geologic Hazards**.

Figure 4. Figure 4 comes from the **Washoe City Geologic Hazards Map** developed by the **USGS in 1978**. This map shows several geologic hazards presenting serious health and safety concerns within planned subdivision.

- It shows the **Mercury Contaminated "Wetlands-Flood Plain" where SR plans to develop 304 parcels**. *(The entire Zone 1 Area should be now be considered part of the CR Superfund Site).*
- It also shows the numerous **Earthquake Fault Zones** that occur throughout the planned subdivision. *(in brown and in black)*. **Future Earthquakes** present a very serious health and safety hazards in Zone 1. Zone 1 has been identified by the **USGS** as **"Moderate-Risk"** area for **Severity of Shaking of Water Saturated Soils** where homes built in this area would be subject to **Liquefaction**. **Future homes and structures would be subject to tilting,**

sinking and possible collapse, presenting Serious Health and Safety Liabilities.

Figure 5. Figure 5 shows the location of the **Property** within the **Superfund Sites**. It also shows **Zone 1** and the intensity and extent of the **Contoured Mercury Concentrations in orange and red**, greater than the **“Action Level”** for the development of residential homes. *(The contour map was developed using SR-UES sampling-survey data).*

Figure 7. Figure 7 shows SR Plan to excavate **Mercury Contaminated Soils** and relocate the soils to **Openspaces, Parks and Slope Sites**, essentially **Contaminating Uncontaminated Sites**. These new contaminated sites would be considered a **Toxic-Waste Repository Site**. Now, the **Owner and Developer** would be **Liable** for mercury contamination, subject to 30 years of testing and any and all health, safety, liabilities and lawsuit issues.

IN CONCLUSION: DEVELOPING A SUBDIVISION IN ZONE 1 COULD NOT BE A WORSE LOCATION FOR A SUBDIVISION.

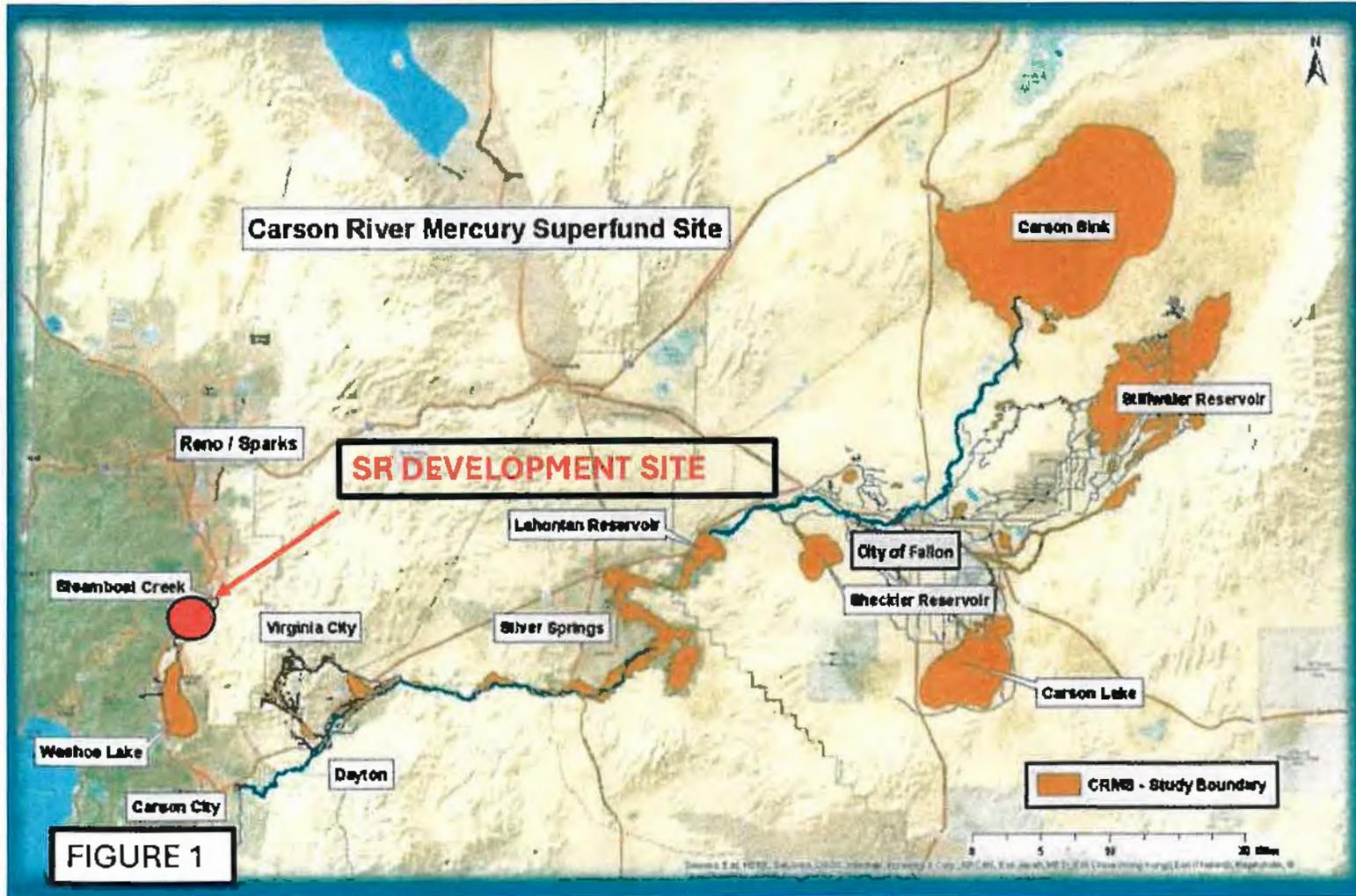
AGAIN, SINCE FINDING (C) AND FINDING (F) CAN NOT BE MADE, THEREFORE A TENTATIVE SUBDIVISION MAP CAN NOT BE APPROVED AND YOU MUST DENY THIS APPLICATION”.

THANK YOU FOR LETTING ME PRESENT THIS INFORMATION.

Feel free to reach out to me if you have any questions or need any help or additional information. The next speaker will be presenting more detailed information on the Mercury Contamination.

Figure 6. Figure 6 shows in more detail the contoured **Mercury Contamination grader than 7.1mg/kg** above the allowed residential concentration (in yellow to orange to red contours based on SR sampling). It also show the location of the **Temelic Mill** site, but the concentration of the contoured mercury sample values suggest that there may be additional mills sites in Zone 1 that have not been identified. *(The updated and current UES remedial Action Plan has an error on page 37 and 44, Figures 3 and EX3 where the residential and commercial allowed mercury values are not correct. The figures state Residential Action Levels at 11 mg/kg, not the legal 7.1 level. Question? Did SR-UES use the 11 mg/kg cut off limit to create their mercury value maps)?*

Sierra Reflections Development Project



Sierra Reflections Development Project

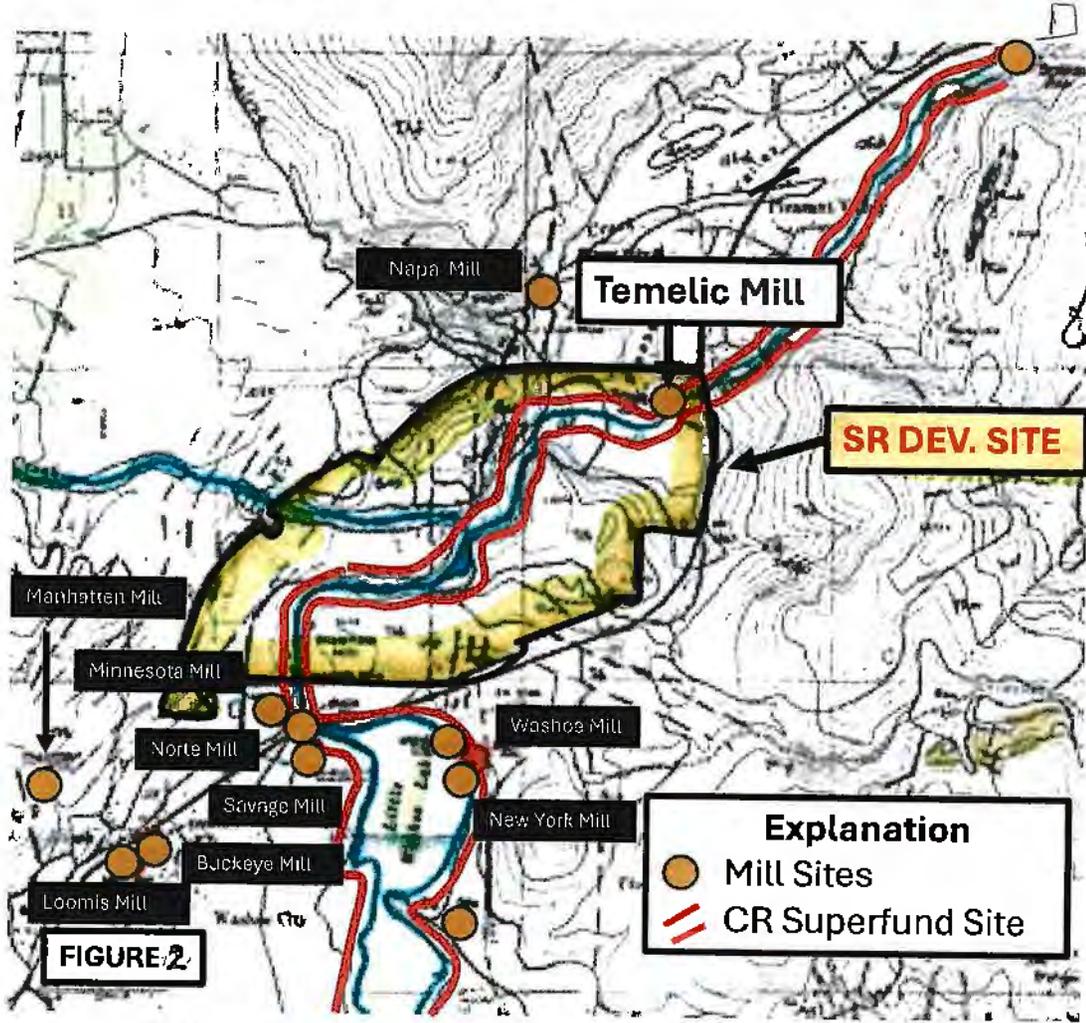
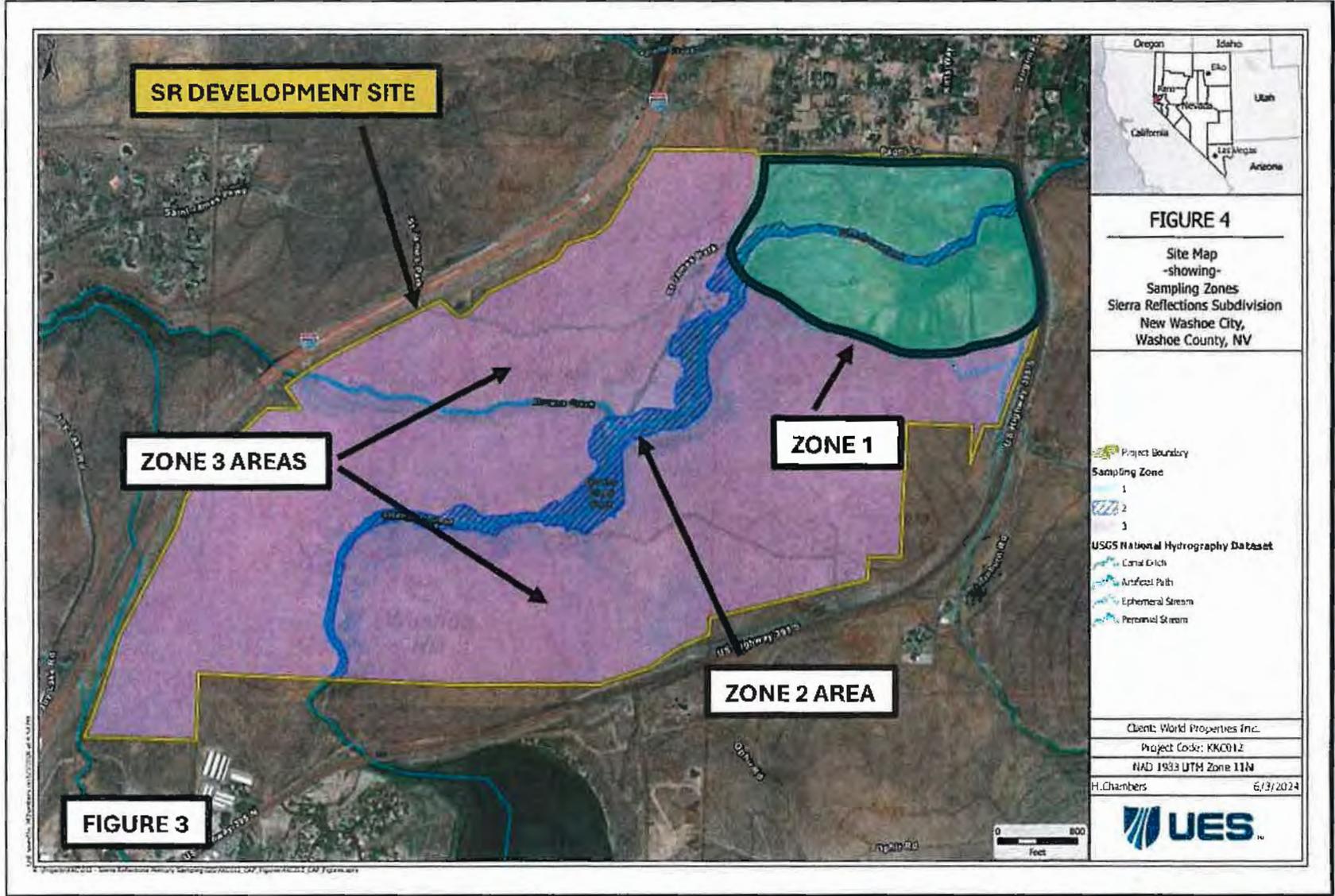
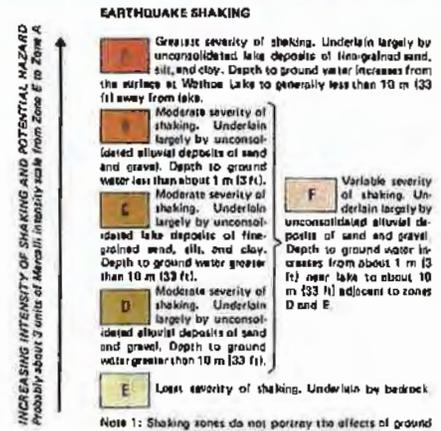
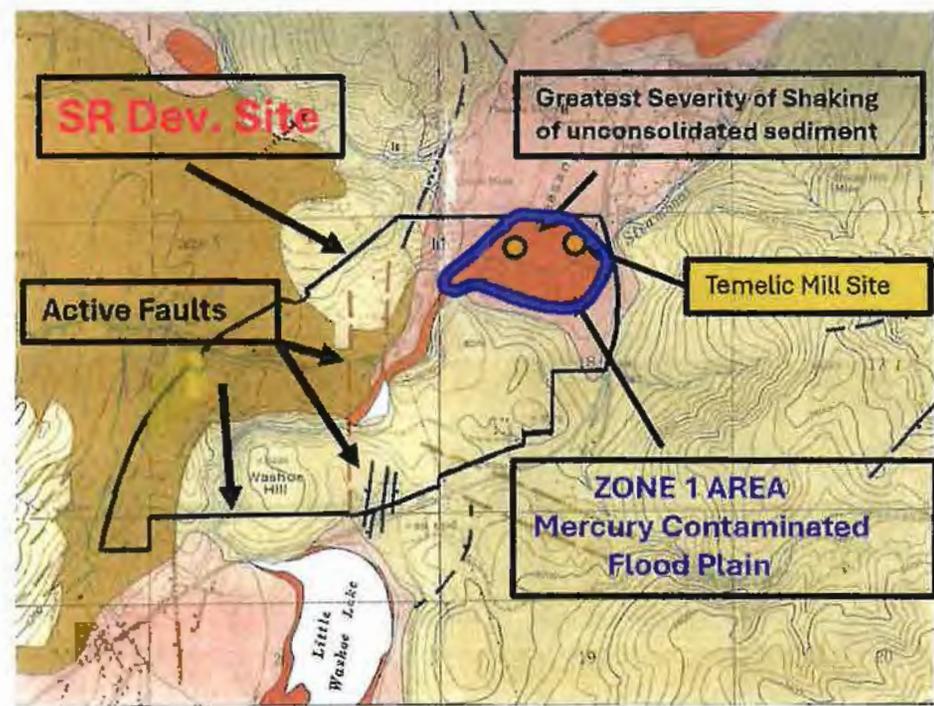


FIGURE 2.

SIERRA REFLECTION DEVELOPMENT PROJECT



Sierra Reflections Development Project



Note 1: Shaking zones do not portray the effects of ground motion attenuation with increasing distance from the earthquake.

FIGURE 4 Between units A and C and between units B and D, the exact location of boundaries is inferred from elevation and climatic fluctuations.



SIERRA REFLECTION'S DEVELOPMENT PROJECT

**SIERRA REFLECTIONS (UES) MILL LOCATIONS
MAP 9: PROJECT AREA & ZONE 1 MERCURY**

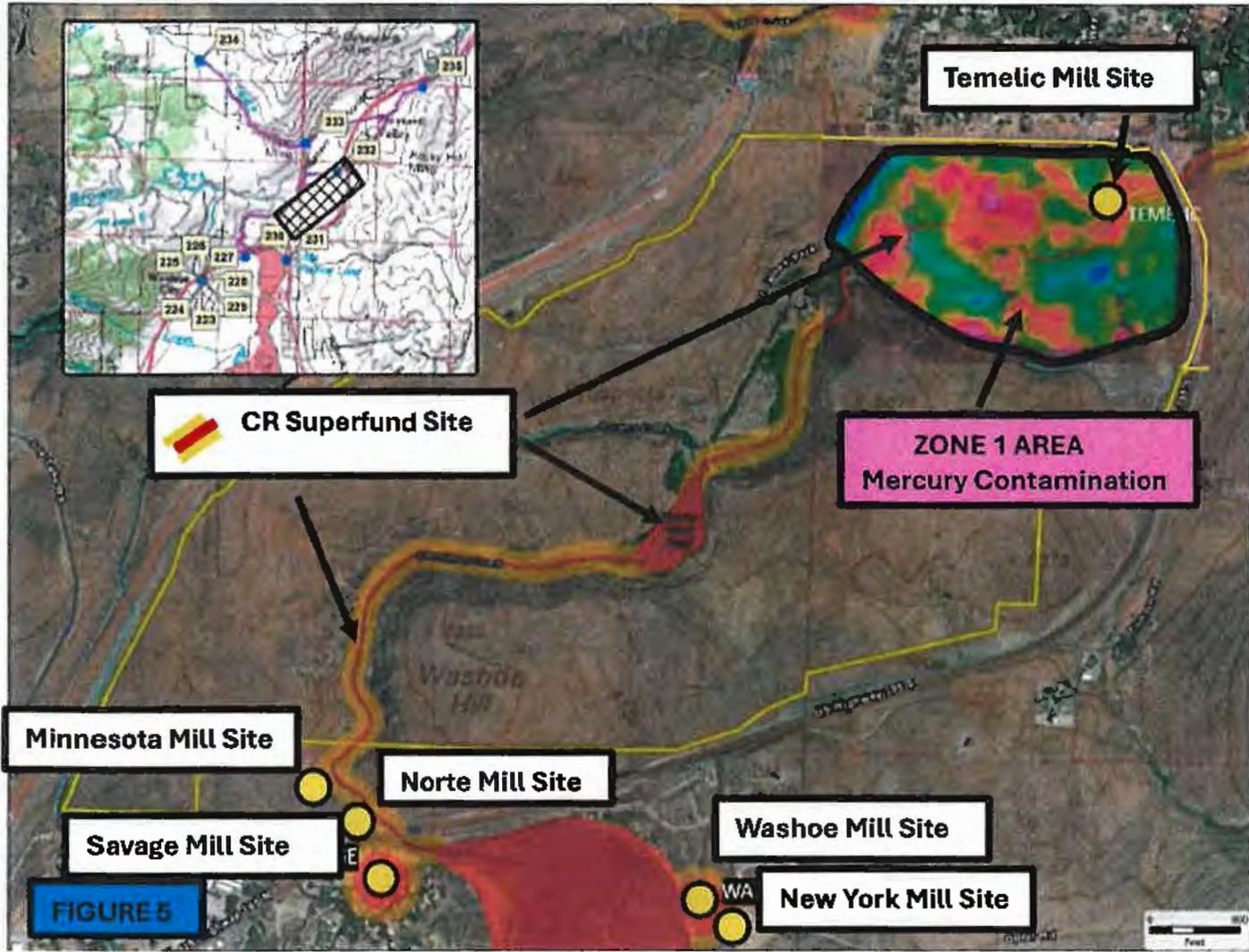
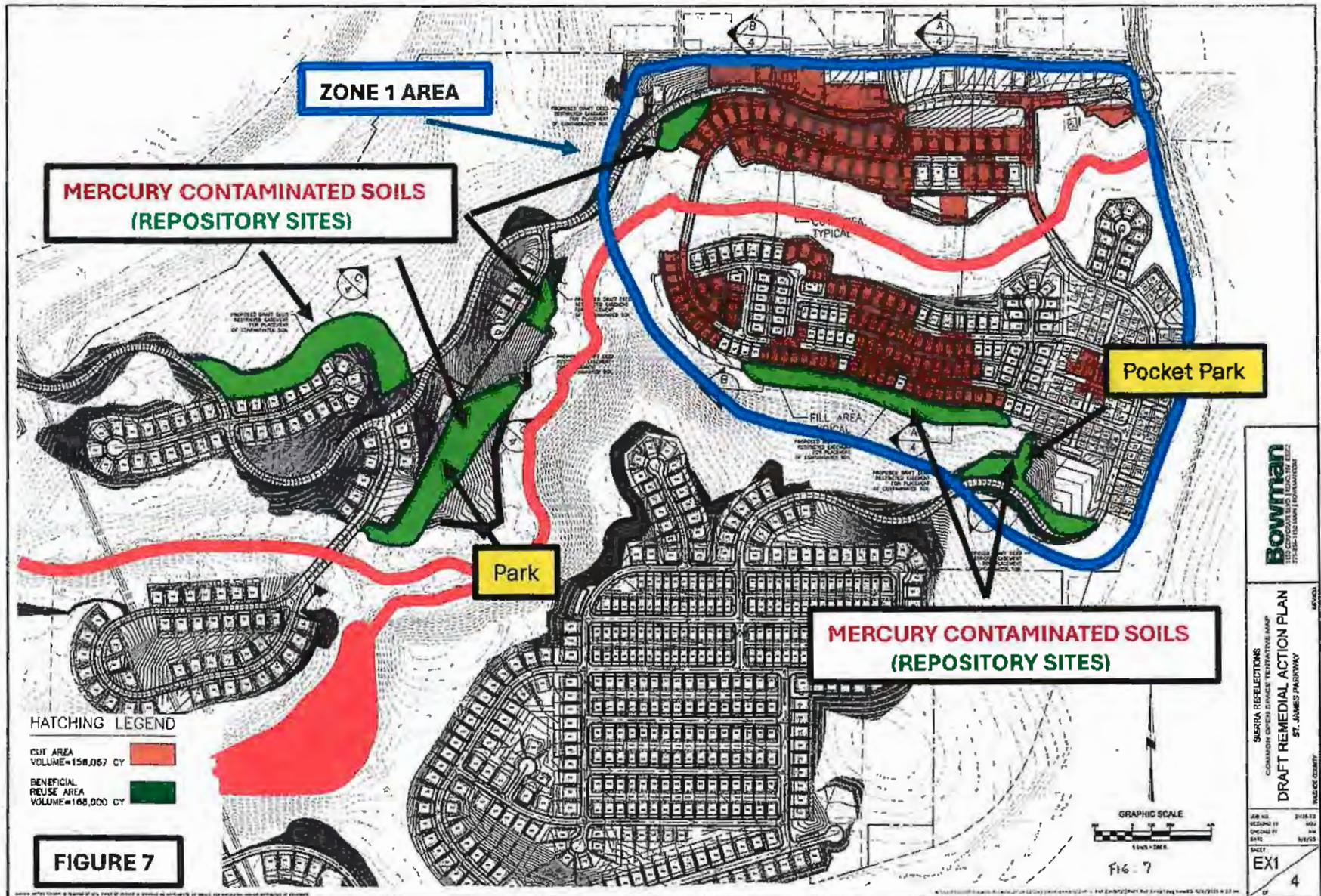


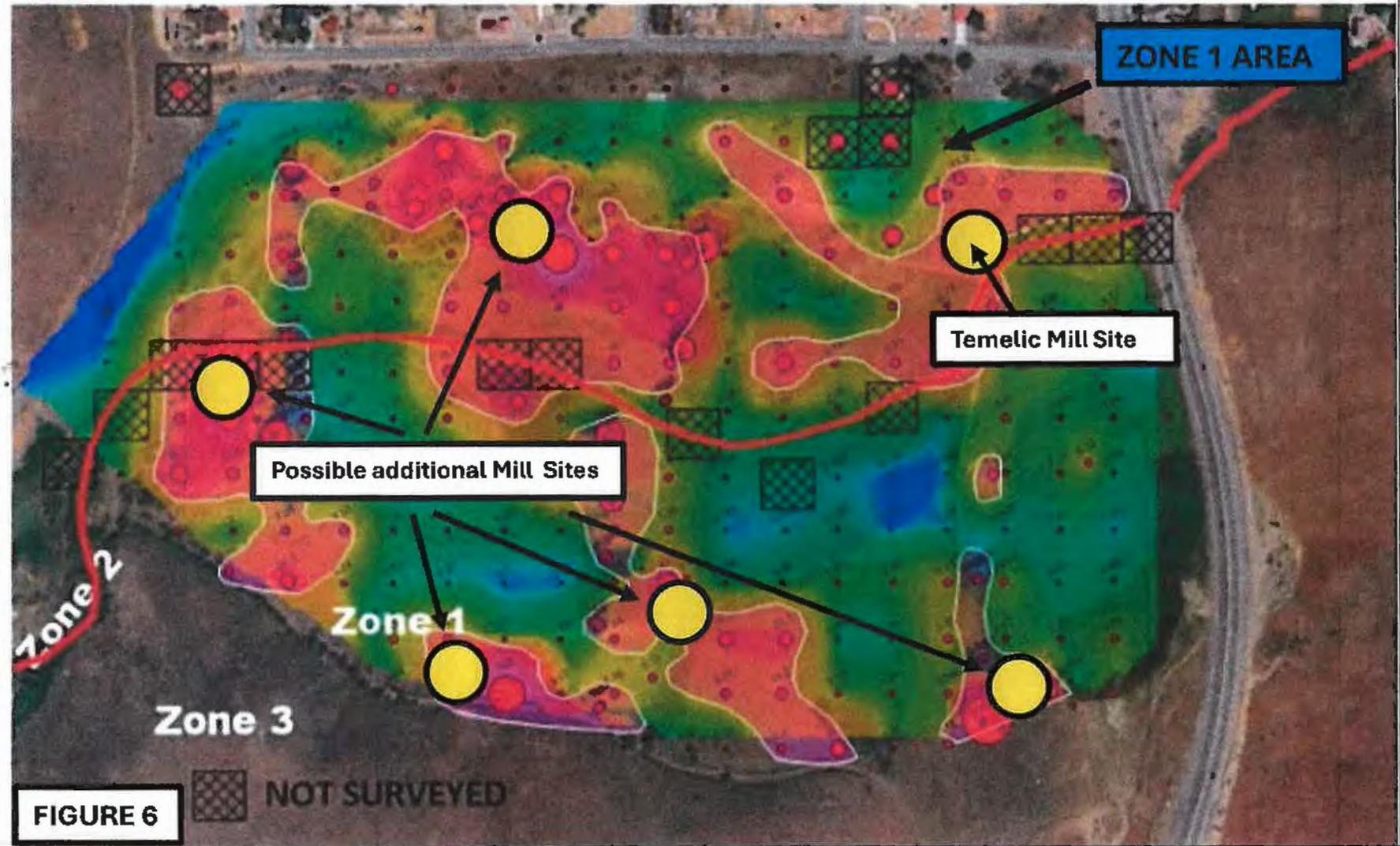
FIGURE 5

Colored contour map showing distribution of mercury contamination

SIERRA REFLECTION DEVELOPMENT PROJECT



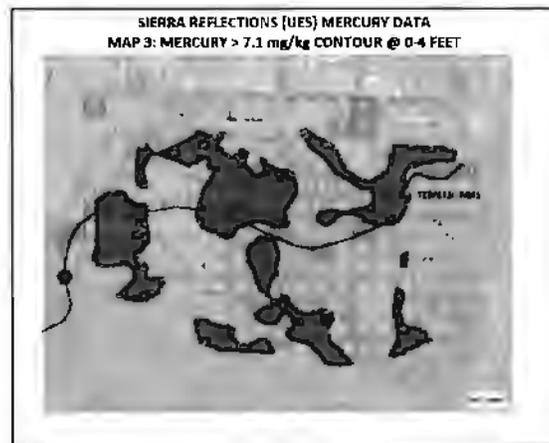
SIERRA REFLECTIONS (UES) MERCURY DATA MAP 4: Residential (7.1 mg/kg) Contour



MERCURY COMMITTEE REPORT, 1-6-26
SIERRA REFLECTIONS 3-MINUTE PRESENTATION:

May I request the following comments and exhibits be entered into the meeting records:

I am Clark Smith, resident of New Washoe City for 42 years, with graduate degrees in chemistry and geochemistry, and 45 years of experience related to the use of mercury in mining exploration.



This presentation will show that the Superfund Site is NOT contained JUST within the Steamboat Creek channel and that MORE THAN HALF of Zone 1 has toxic mercury to a depth of 4 feet (especially where Phase 2 development is planned).

The distribution of mercury in Zone 1 indicates where Comstock ore recovery may have occurred WELL BEYOND that at the Temelic Mill.

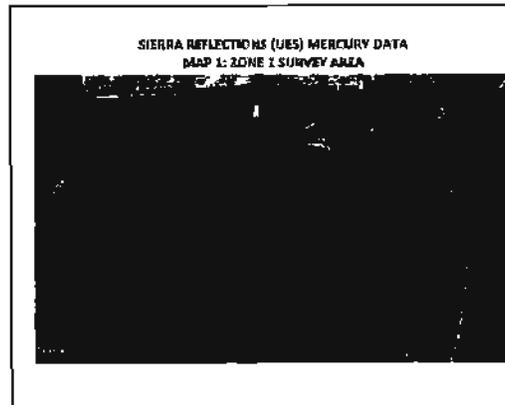
You will also see where mercury characterization is INCOMPLETE, especially within and near parcel development.

AND YOU'LL SEE where cut & fill remediation will create mercury repositories near proposed Park 1 and Park 2, exposing everyone to toxic mercury.

This evidence opens a discussion about FLOOD events on Steamboat and Browns Creeks with related adverse affects for the proposed residential development AND toxified downstream water quality.

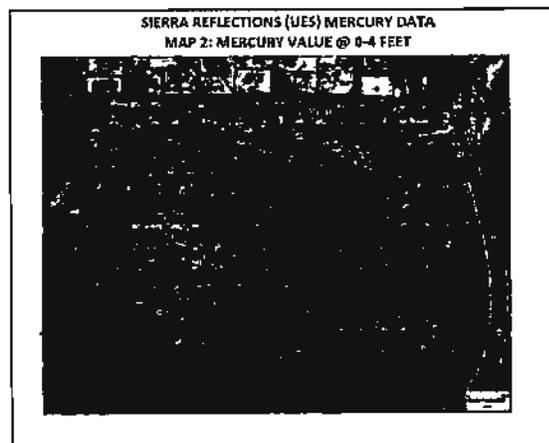
Finally, the evidence shows that Finding F (Public Health) will NOT BE MET, and the application must be denied.

MAP 1



Map 1 shows the USEPA Mercury Superfund Site, but because of the UES soil survey:

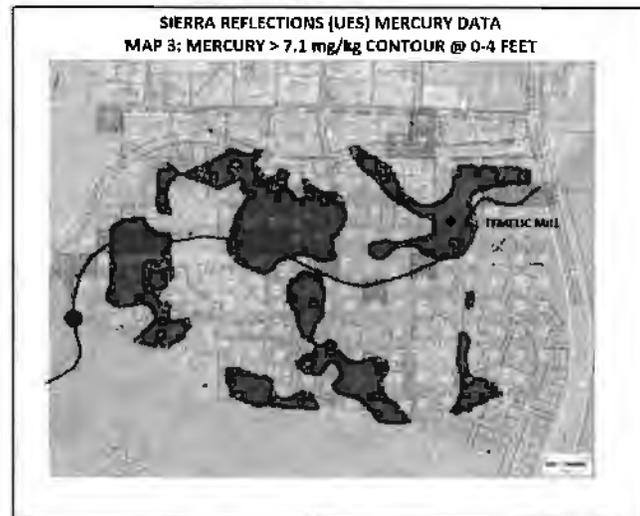
MAP 2



There is evidence that mercury contamination above the action level of 7.1 mg/kg is wide spread in Zone 1.

A total of 449 samples were taken every 100 feet, and of these 81 exceed the residential action level. We also know that toxic arsenic values are above action levels of 0.68 mg/kg.

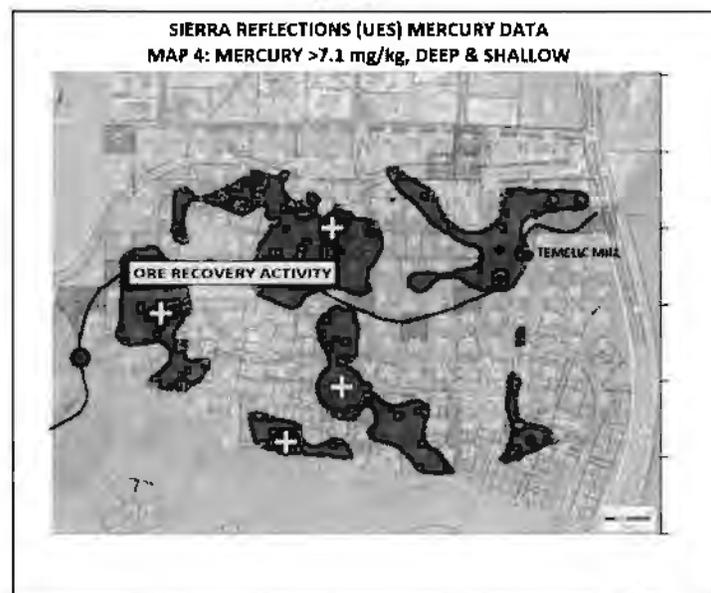
MAP 3



The same data are represented in MAP 3, which also shows where toxic mercury must be remediated prior to development, RANGING FROM 7.1 mg/kg to HIGHS of 169 and 181 mg/kg in SHALLOW SOILS.

The source of the mercury is presumed to derive from the location of historic quartz mill sites.

MAP 4



The Temelic Mill is presumably located as indicated, yet other areas are indicated by the survey data. More contamination may exist than revealed by the current UES data.

MAP 5



FURTHER: UES sampling was incomplete:

SEVENTEEN of the 225 grid cells were inexplicably excluded from the survey and **NOT SAMPLED**. Also, Deep Soil samples (4-8 ft deep) were **NOT** taken in 40 of the 225 grid cells.

About, 1/5 of Zone 1 was not sampled to the full depth of 8 feet. Since the task is to completely characterize the mercury distribution and concentration, it is imperative to **FULLY** characterize the **ENTIRE** site.

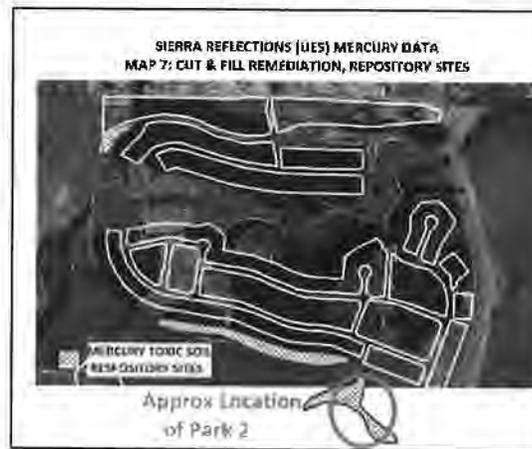
NO DATA DOES NOT MEAN NO MERCURY.

MAP 6



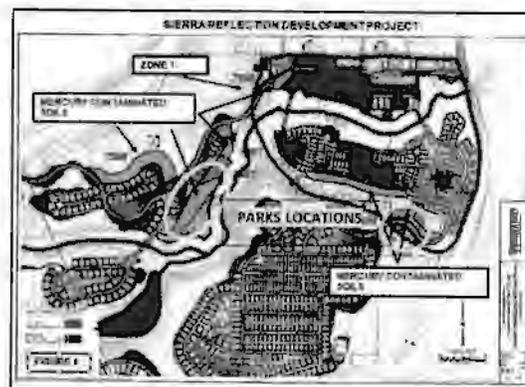
These unsampled areas belie the proposed parcel development. Proposed roads and infrastructure across these areas with related future maintenance may cause redistribution of toxic soil.

MAP 7



Proposed remediation includes cut and fill methods which remove toxic soils to nearby repository sites (red hachured areas). Note that cut and fill as proposed only includes areas of parcel development, NOT toxic soils and toxic overbank sediments along Steamboat Creek.

MAP 8



These REPOSITORY sites are also locations of proposed PUBLIC PARKS.

In a wetlands environment subject to flooding, burying toxic soil may encourage the formation of volatile and mobile organo-metallic mercury species. In flood events this could adversely impact the developed community and downstream water quality in Steamboat Creek.

(SEE: page 28, Paragraph 3 of the Staff Report, "Northern Nevada Public Health (is required) to prevent the potential mobilization of methylated mercury").

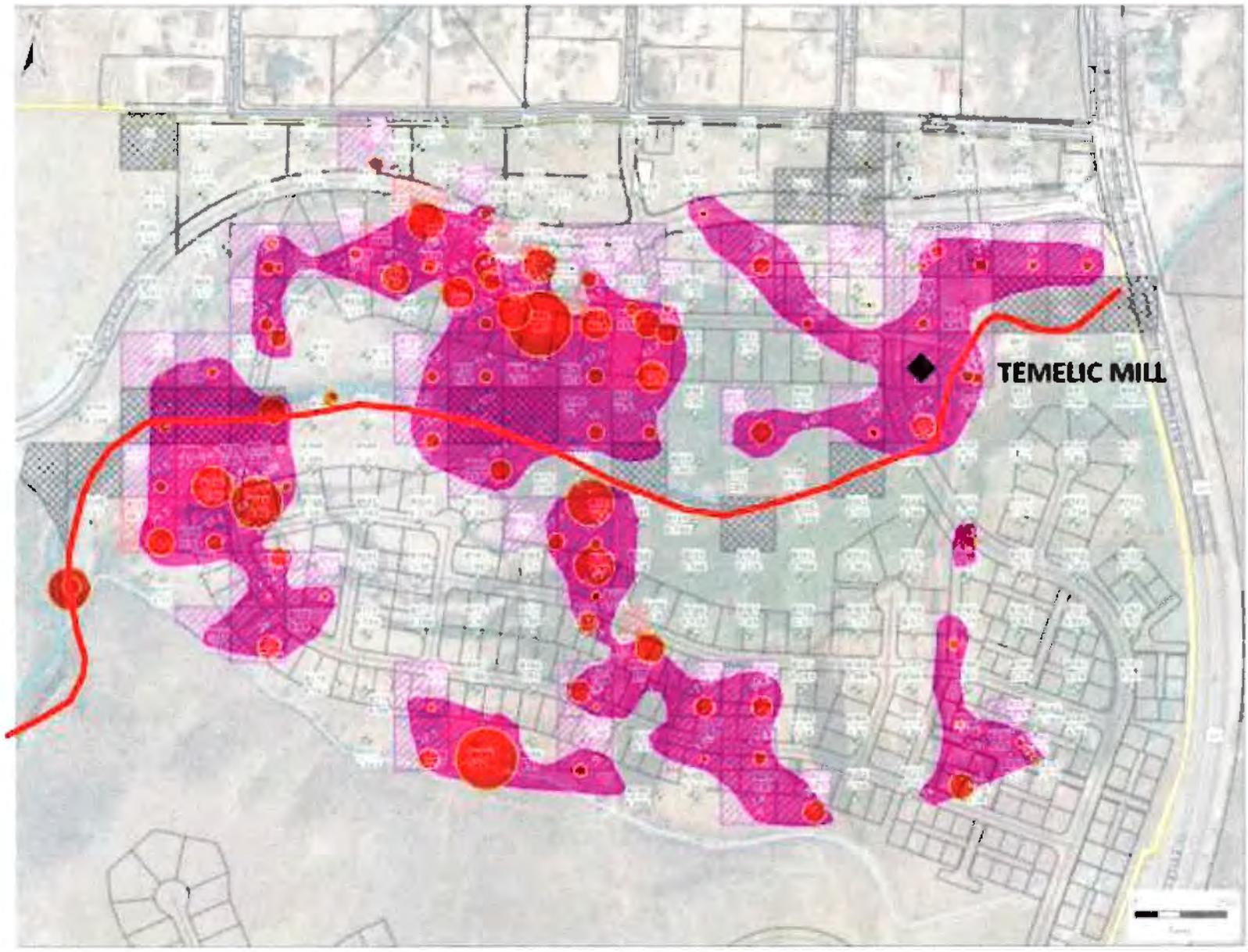
Evidence shows that Finding F (Public Health) will not be met, and the application must be denied.

SIMPLY STATED: ZONE 1 SHOULD NOT BE DEVELOPED FOR RESIDENTIAL USE.

Possible references: NAC445A.2272 , NRS 459.430 - "Hazardous waste"

SIERRA REFLECTIONS (UES) MERCURY DATA

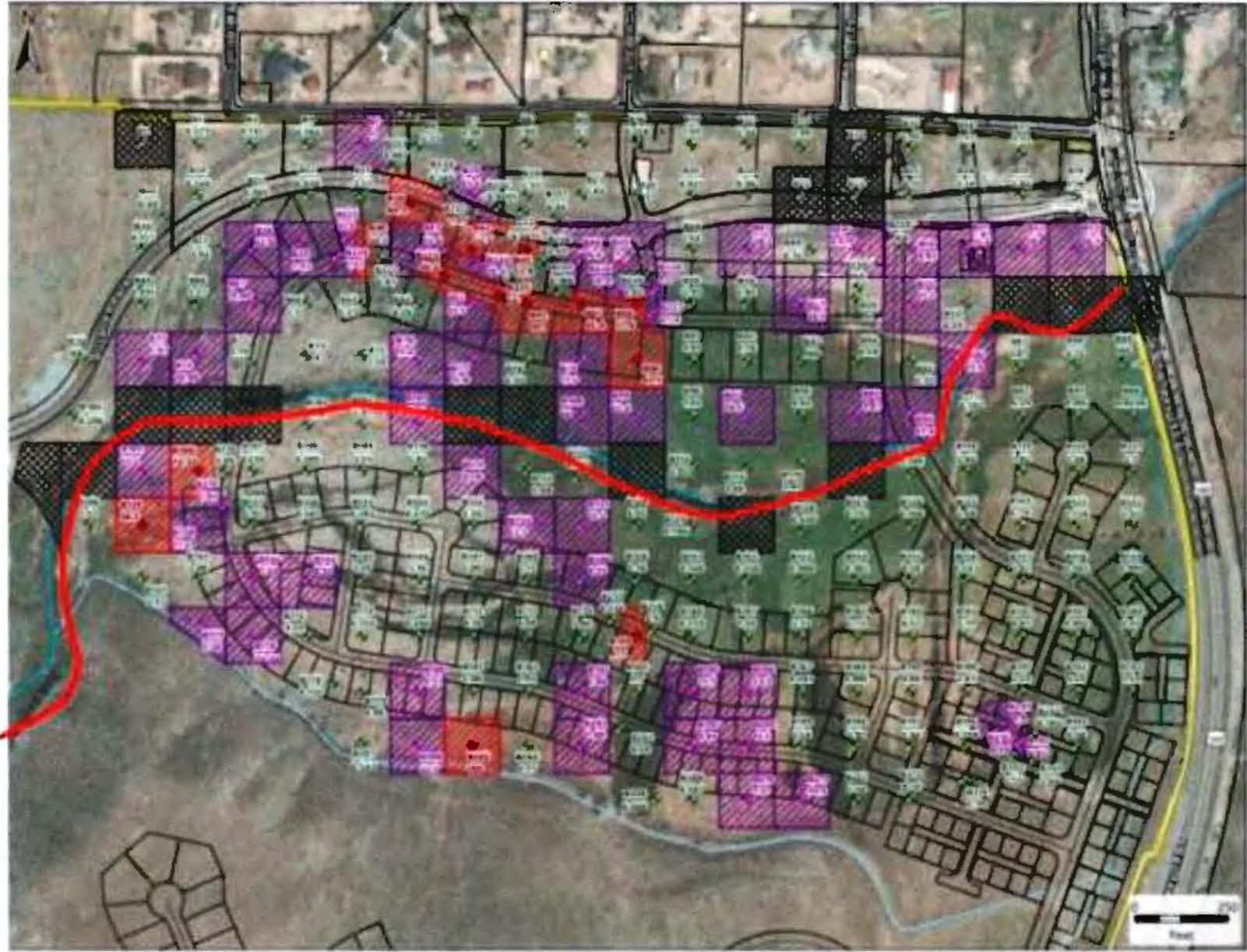
MAP 3: MERCURY > 7.1 mg/kg CONTOUR @ 0-4 FEET



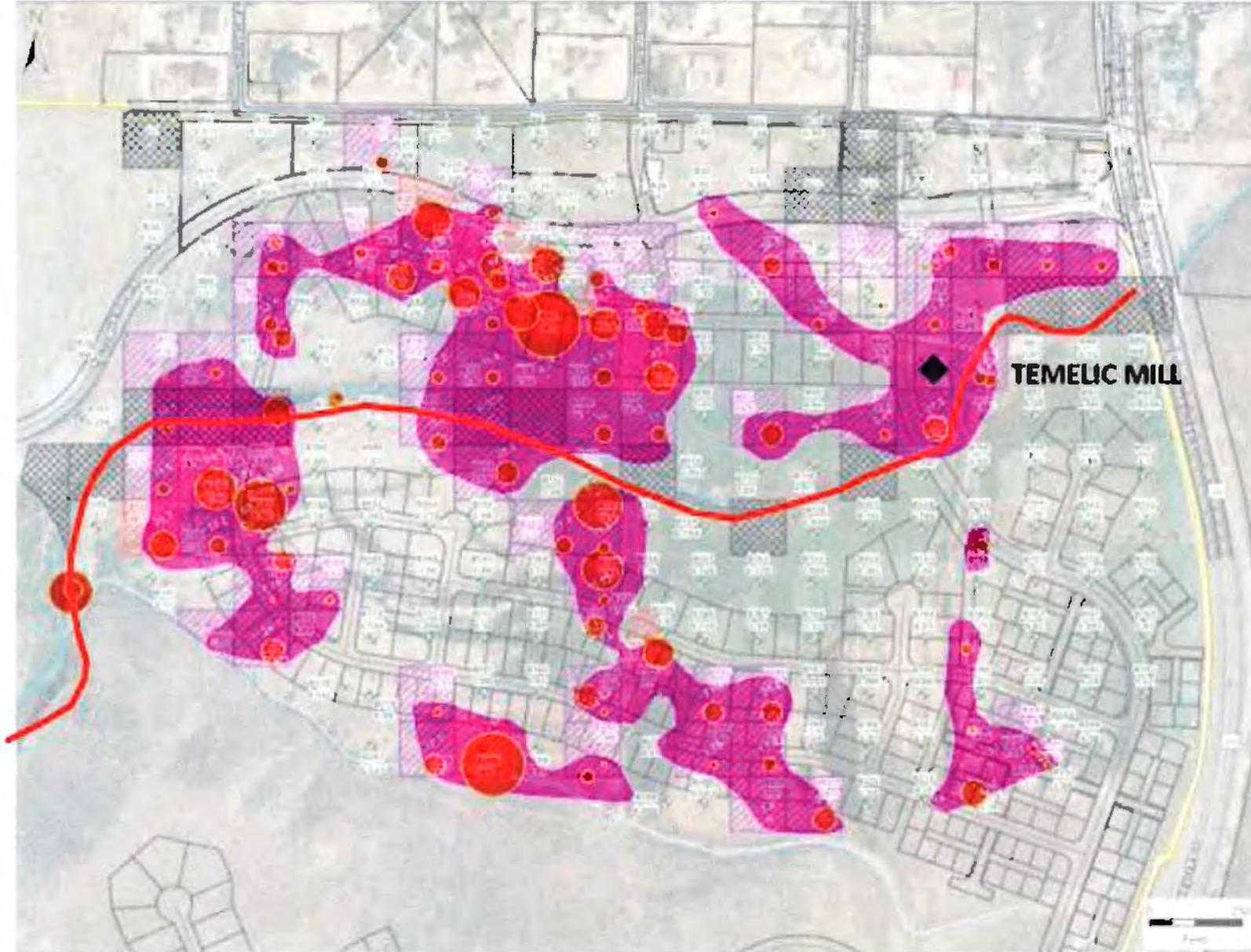
**SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 1: ZONE 1 SURVEY AREA**



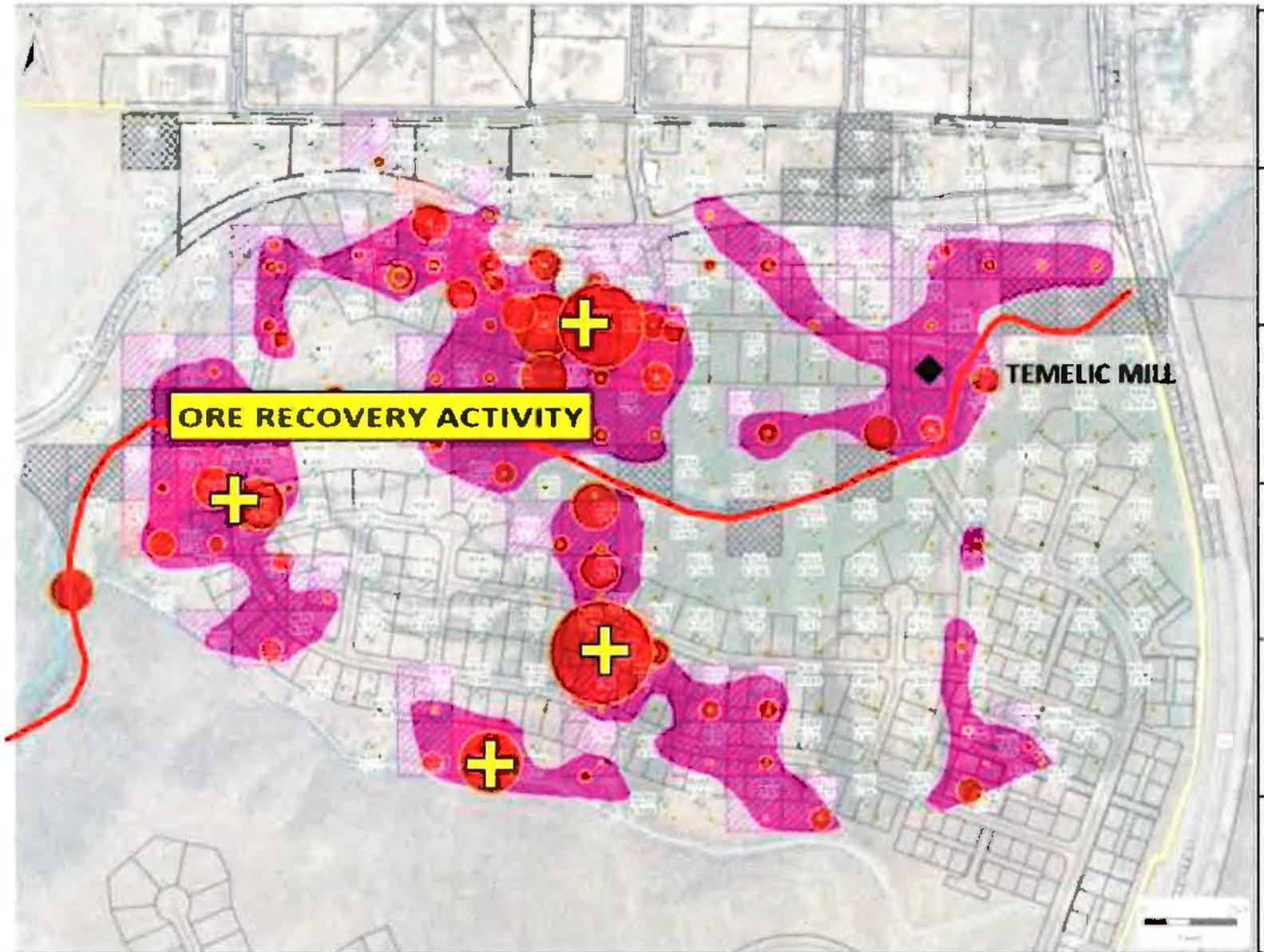
**SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 2: MERCURY VALUE @ 0-4 FEET**



SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 3: MERCURY > 7.1 mg/kg CONTOUR @ 0-4 FEET

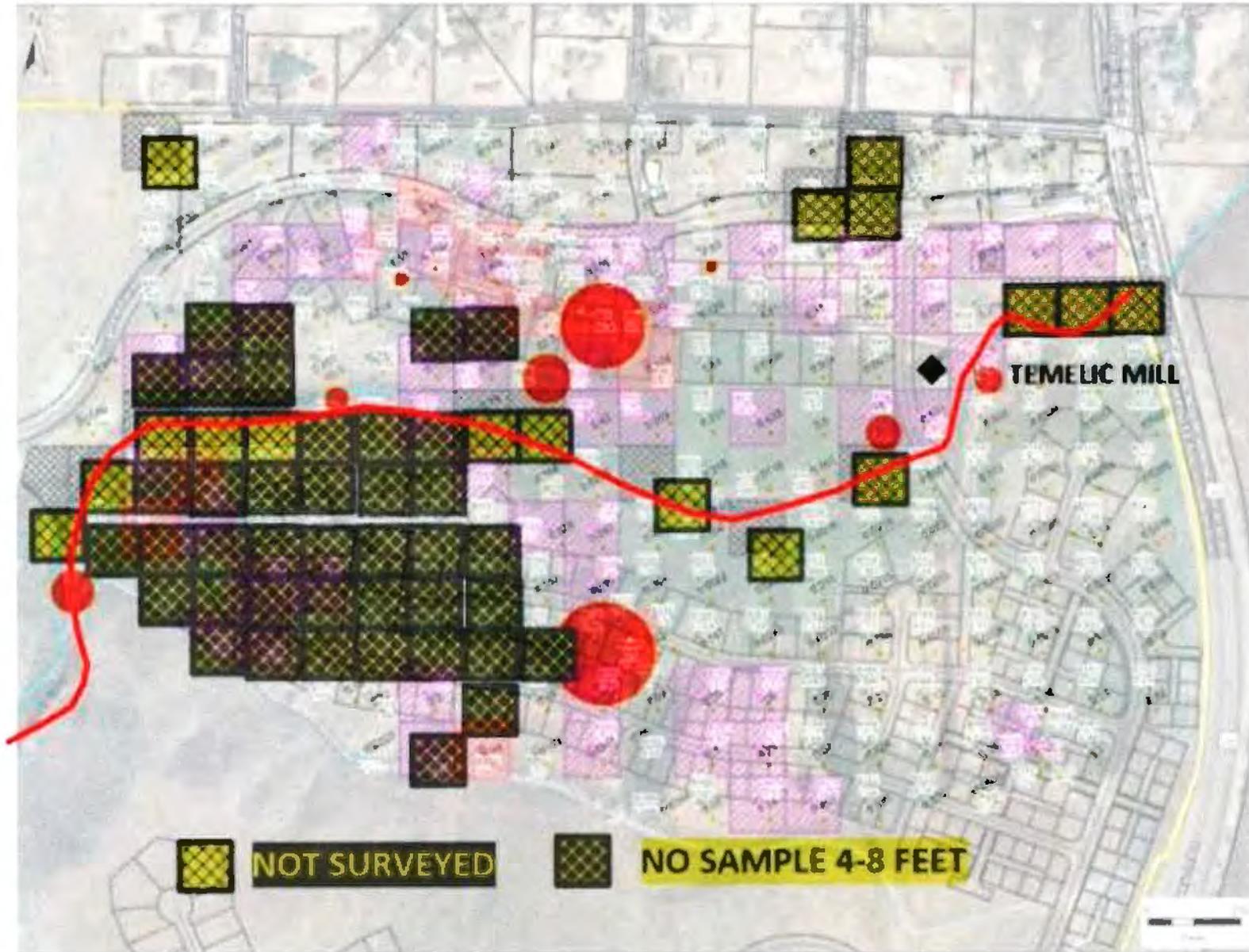


SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 4: MERCURY >7.1 mg/kg, DEEP & SHALLOW



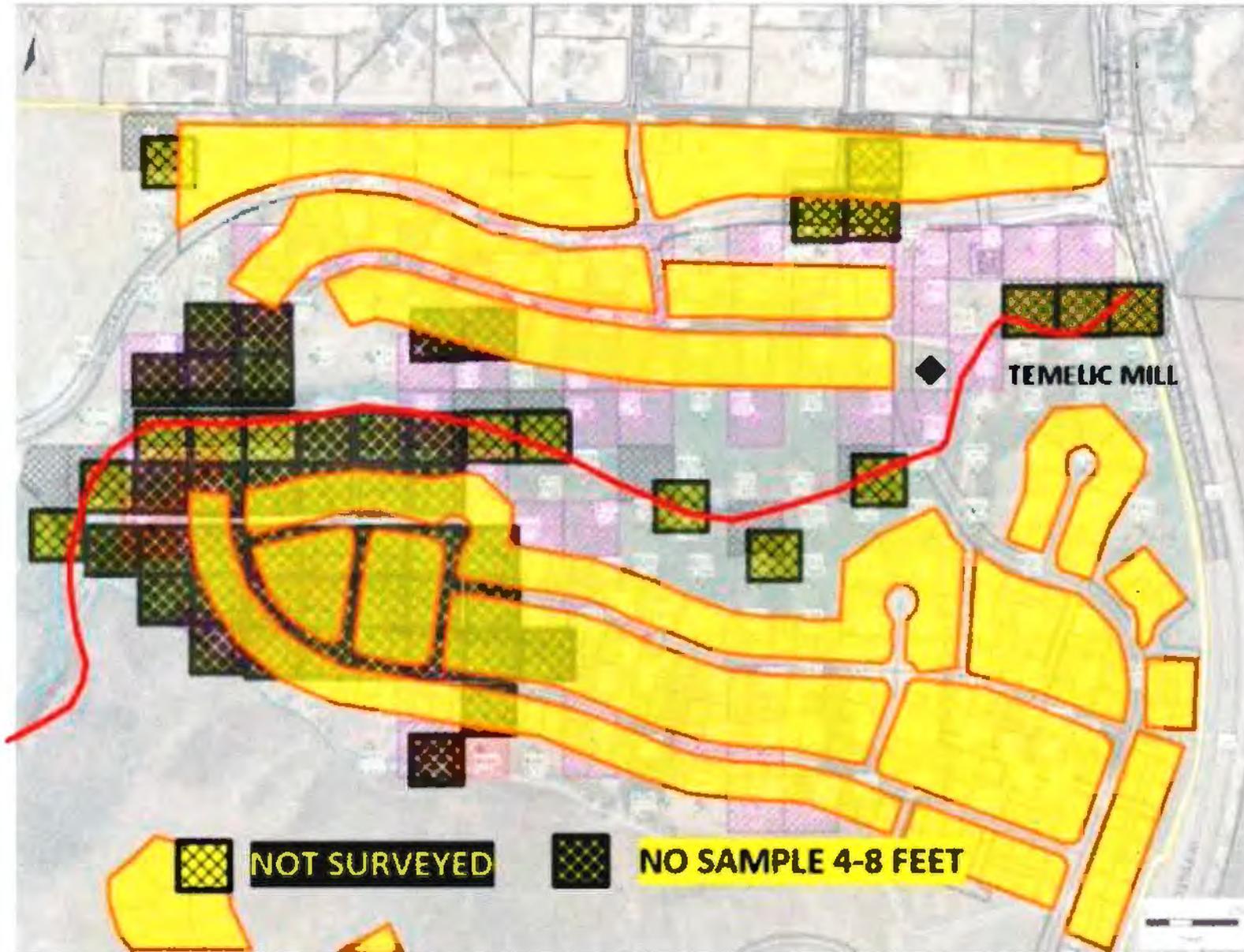
SIERRA REFLECTIONS (UES) MERCURY DATA

MAP 5: DEEP MERCURY > 7.1 mg/kg and NO DATA

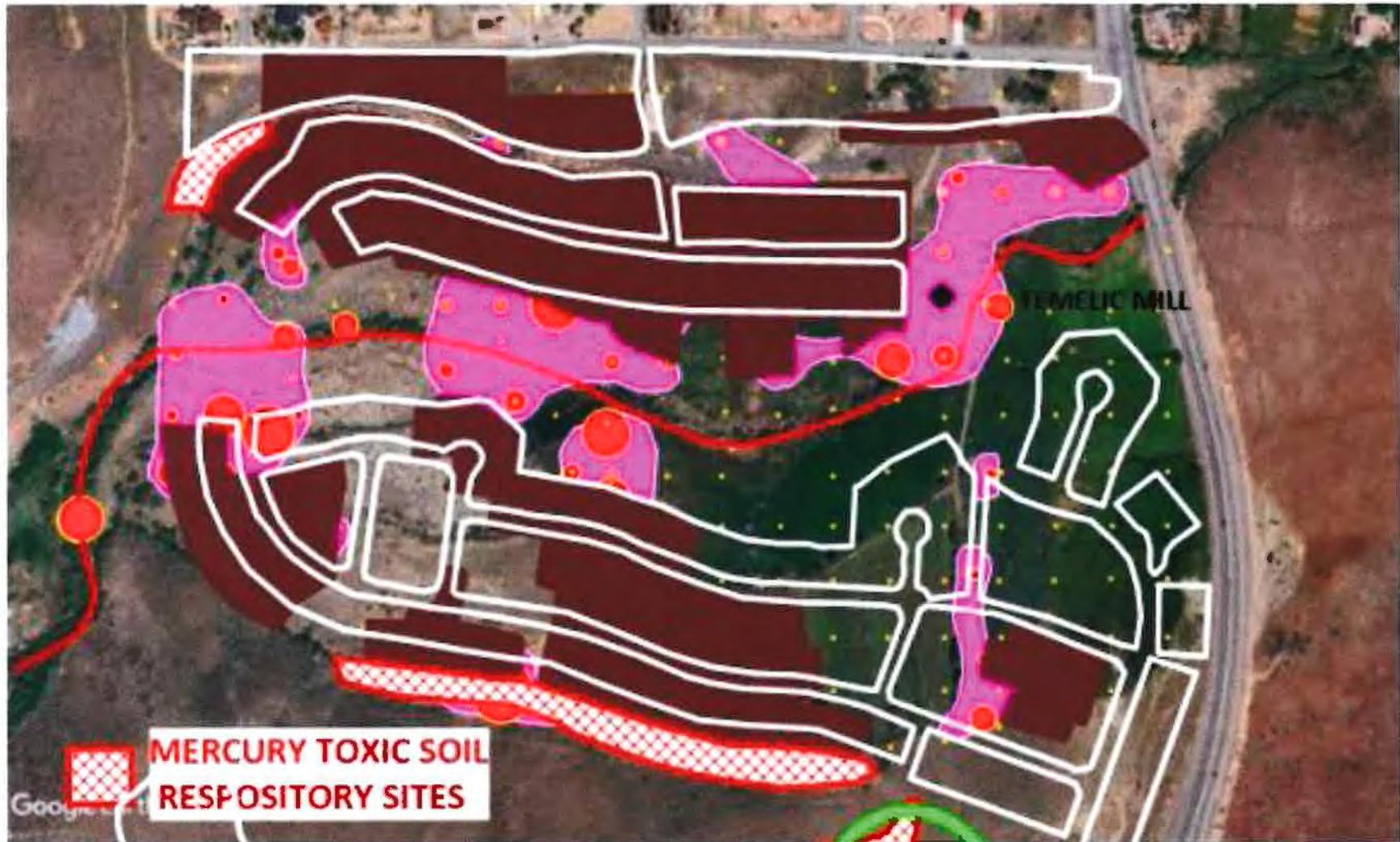


SIERRA REFLECTIONS (UES) MERCURY DATA

MAP 6: AREAS OF NO MERCURY DATA AND PARCEL DEVELOPMENT



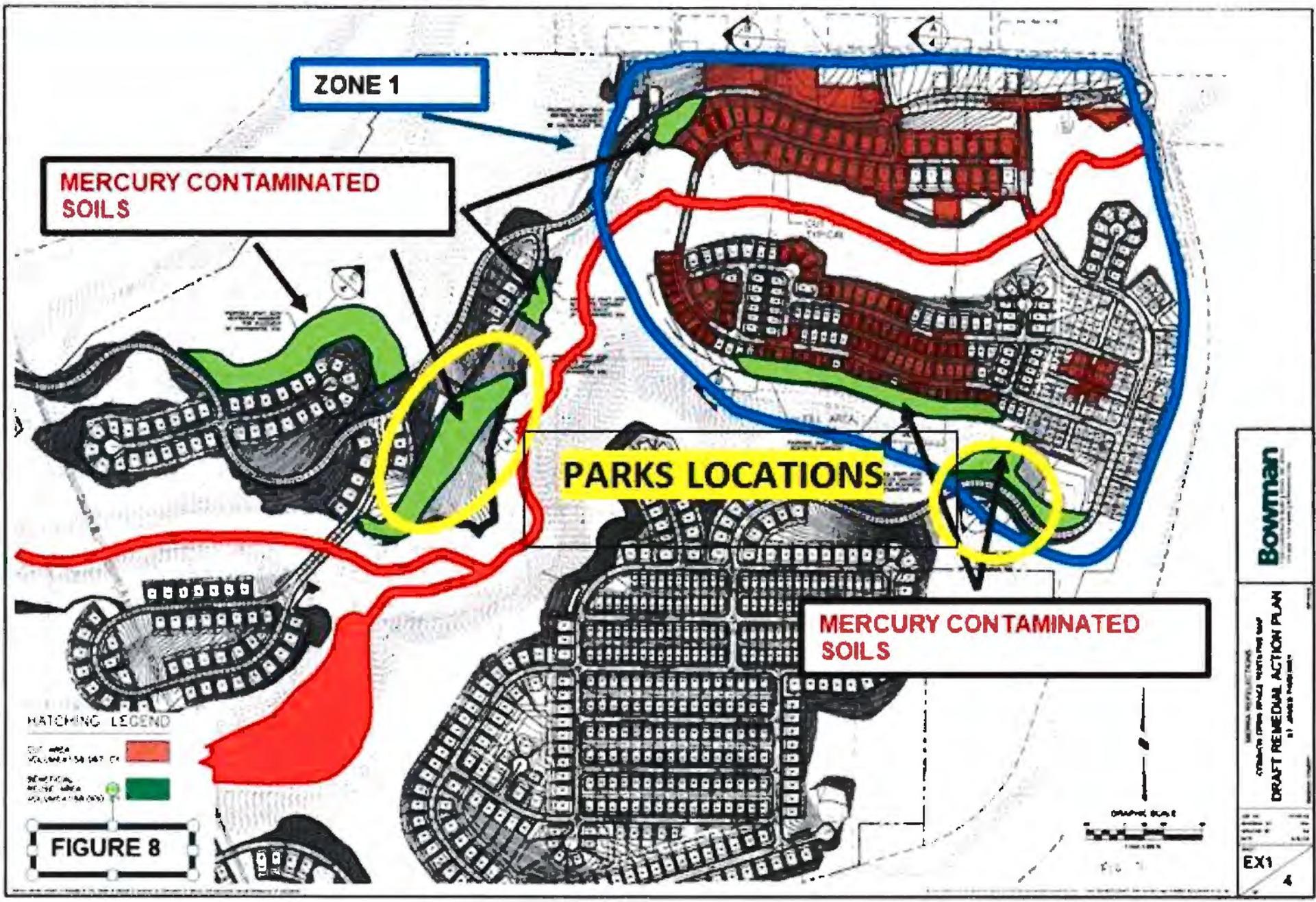
SIERRA REFLECTIONS (UES) MERCURY DATA MAP 7: CUT & FILL REMEDIATION, REPOSITORY SITES



Approx Location
of Park 2



SIERRA REFLECTION DEVELOPMENT PROJECT



Sierra Reflections Park Number 1

My name is Kelly Moran Please enter my comments and exhibits into the Record.

The Sierra Reflections project is huge and complex with 940 homes, major infrastructure construction and superfund remediation.

Let me concentrate on just one proposal in the plan that encapsulates the problems with the entire project.

The plan proposes a park which the developer calls park number 1. This park is located adjacent to the confluence of Browns and Steamboat Creeks.

The developer proposes to enclose the park area by constructing a 12 foot high masonry retaining wall along Steamboat Creek which will be about 1500 feet long. This wall will destroy nearly $\frac{1}{3}$ mile of the scenic quality of the Steamboat Creek canyon.

The building of this large retaining wall along the sensitive riparian environment will destroy natural vegetation, wetlands, and the habitat of sensitive and endangered species.

The Existing Conditions Plan shows that inside the retaining wall is an area documented as being culturally significant by Native Americans and European and Chinese settlers. The plan shows that there are existing rock walls, granite slabs and foundations at the park site. The village of Willow Glen and a cyanide processing mill were located in this area. Page 2 of the Project Narrative quotes the Envision 2040 plan's Primary Vision to "maintain the area's natural and cultural heritage through scenic protections." The developer's actions clearly violate this vision.

The developer then plans to partially fill the public park area with soil which is highly contaminated with mercury and then cover it with an eight foot cap of soil. This will destroy enclosed historic and cultural sites. Page 28 estimates the buildout may take 20 years. They state they will not build the park until 500 homes are built. This would be in Phase 4. How long will the land in the park be barren? In addition, a Storm Water Detention Basin is located next to the park. This will cause water to leach through the contaminated soil and spread contamination through the park and into Steamboat Creek.

Requirements of Conservation of Natural and Cultural Resources, NCR 4.1, 4.2 and 7.1 in the Envision 2040 Master Plan cannot be met.*

Therefore, Common Open Space Development Findings (a) Preserve or Provide Open Space & (b) Protect Natural and Scenic Resources, cannot be made.**

Also, Findings for approval of a Tentative Subdivision Map (b) Design or Improvement, (e) Fish or Wildlife, and (f) Public Health cannot be made.

The developer's proposed inappropriate actions relating to Park #1 represent a consistent theme throughout the application. Please protect our valuable natural and cultural resources and unique history by denying this application.

**4.1. Prioritize preservation of existing wetlands over mitigation of impacts.*

4.2. Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development and special use permits.

7.1. Buffer designated Areas of Critical Environmental Concern (ACECs) and known significant or sensitive cultural resources from development.

***Section 110.408.28 Findings Required for Common Open Space Developments. Prior to approving an application for a common open space development, the Planning Commission or*

Parcel Map Review Committee, as applicable, shall find that all of the following findings have

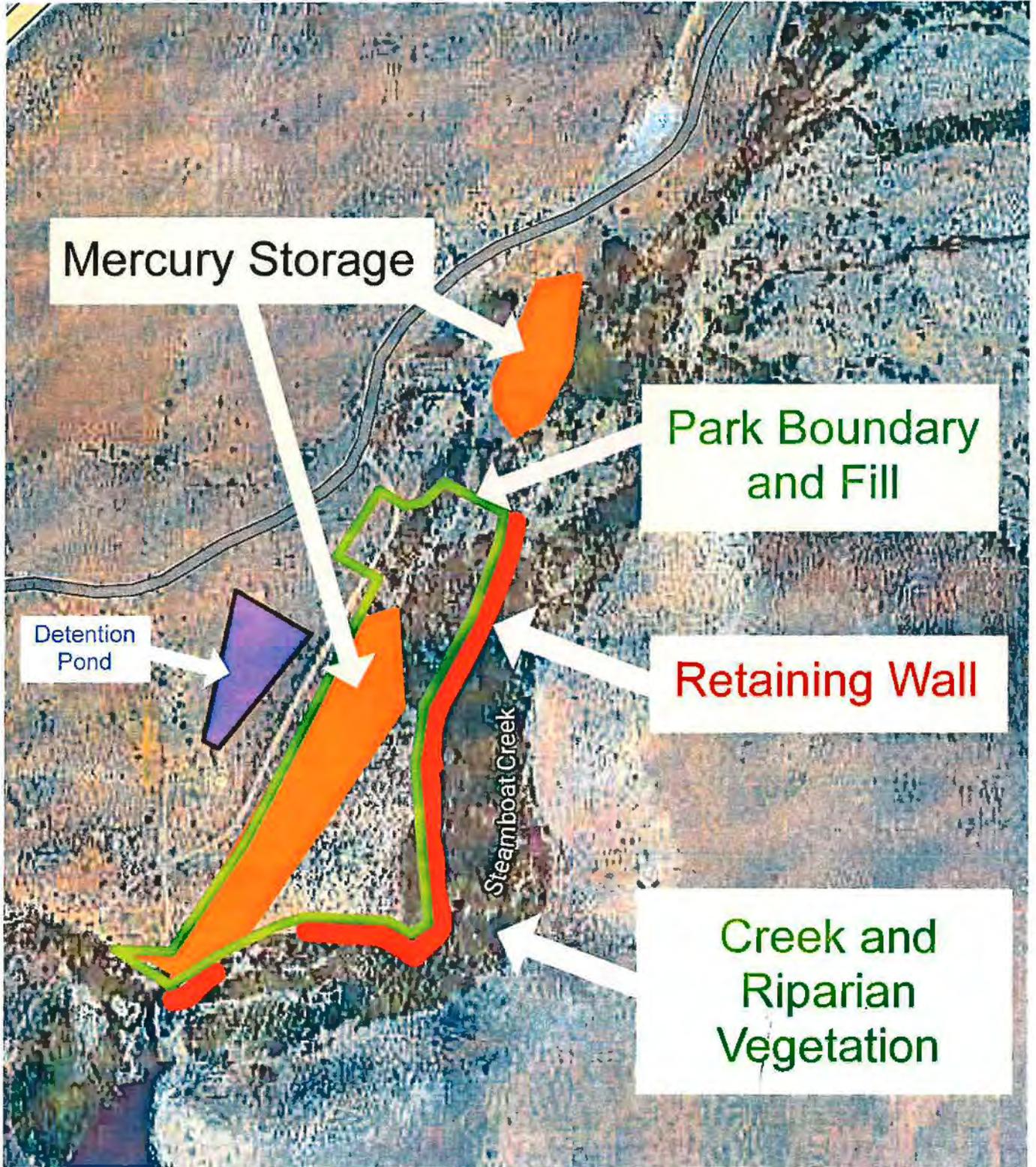
been satisfied. This is to ensure that the benefits provided by the proposed common open space

development are commensurate with the flexibility afforded by common open space development.

(a) Preserve or Provide Open Space. The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents an option for open space above and beyond any applicable minimum requirements of Article 432.

(b) Protect Natural and Scenic Resources. The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.

Construction Overlaid on Satellite View of Scenic, Environmental and Historic Riparian Area along Steamboat Creek



Sierra Reflections Park Number 1

My name is Kell Dean Please enter my comments and exhibits into the Record.

The Sierra Reflections project is huge and complex with 940 homes, major infrastructure construction and superfund remediation.

Let me concentrate on just one proposal in the plan that encapsulates the problems with the entire project.

The plan proposes a park which the developer calls park number 1. This park is located adjacent to the confluence of Browns and Steamboat Creeks.

The developer proposes to enclose the park area by constructing a 12 foot high masonry retaining wall along Steamboat Creek which will be about 1500 feet long. This wall will destroy nearly $\frac{1}{3}$ mile of the scenic quality of the Steamboat Creek canyon.

The building of this large retaining wall along the sensitive riparian environment will destroy natural vegetation, wetlands, and the habitat of sensitive and endangered species.

The Existing Conditions Plan shows that inside the retaining wall is an area documented as being culturally significant by Native Americans and European and Chinese settlers. The plan shows that there are existing rock walls, granite slabs and foundations at the park site. The village of Willow Glen and a cyanide processing mill were located in this area. Page 2 of the Project Narrative quotes the Envision 2040 plan's Primary Vision to "maintain the area's natural and cultural heritage through scenic protections." The developer's actions clearly violate this vision.

The developer then plans to partially fill the public park area with soil which is highly contaminated with mercury and then cover it with an eight foot cap of soil. This will destroy enclosed historic and cultural sites. Page 28 estimates the buildout may take 20 years. They state they will not build the park until 500 homes are built. This would be in Phase 4. How long will the land in the park be barren? In addition, a Storm Water Detention Basin is located next to the park. This will cause water to leach through the contaminated soil and spread contamination through the park and into Steamboat Creek.

Requirements of Conservation of Natural and Cultural Resources, NCR 4.1, 4.2 and 7.1 in the Envision 2040 Master Plan cannot be met.*

Therefore, Common Open Space Development Findings (a) Preserve or Provide Open Space & (b) Protect Natural and Scenic Resources, cannot be made.**

Also, Findings for approval of a Tentative Subdivision Map (b) Design or Improvement, (e) Fish or Wildlife, and (f) Public Health cannot be made.

The developer's proposed inappropriate actions relating to Park #1 represent a consistent theme throughout the application. Please protect our valuable natural and cultural resources and unique history by denying this application.

**4.1. Prioritize preservation of existing wetlands over mitigation of impacts.
4.2. Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development and special use permits.*

7.1. Buffer designated Areas of Critical Environmental Concern (ACECs) and known significant or sensitive cultural resources from development.

***Section 110.408.28 Findings Required for Common Open Space Developments. Prior to approving an application for a common open space development, the Planning Commission or*

Parcel Map Review Committee, as applicable, shall find that all of the following findings have

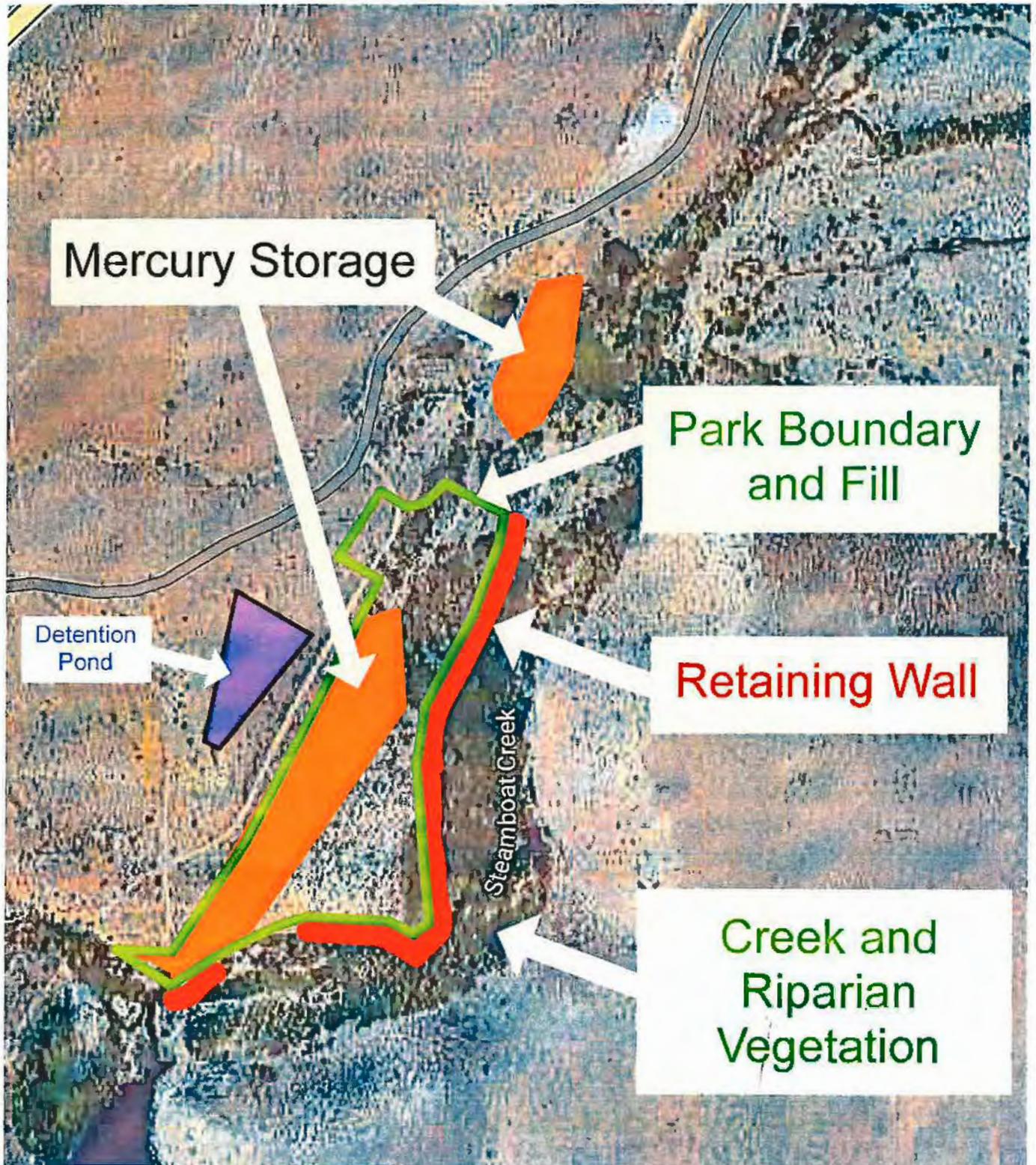
been satisfied. This is to ensure that the benefits provided by the proposed common open space

development are commensurate with the flexibility afforded by common open space development.

(a) Preserve or Provide Open Space. The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents an option for open space above and beyond any applicable minimum requirements of Article 432.

(b) Protect Natural and Scenic Resources. The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.

Construction Overlaid on Satellite View of Scenic, Environmental and Historic Riparian Area along Steamboat Creek



Good evening,

My name is Cameron McSweeney. I have been a Reno resident for 45 years, growing up in Lemmon Valley, now residing in, Pleasant Valley and am currently the Vice President of the Pleasant/Steamboat Valley Landowners Association.

With 25 years in the insurance industry, I have a vast array of knowledge pertaining to homeowners' insurance, and our current insurance climate. To put it plainly, we have been, still are, and will continue to be in a home insurance crisis for quite some time.

Approving Sierra Reflections while homeowners in the area are still being canceled and struggling to find insurance coverage would be recklessly negligent as this development will be detrimental to those already struggling to find insurance and will further saturate our already limited options. Currently there are only a few carriers that will even insure in areas such as Washoe and Pleasant Valley with the surrounding areas covered by cheat grass and other dry brush. Insurance carriers do not look at the vacant land that these developers remove to build these developments, but at the entire area that will still be surrounded by flammable vegetation. Insurance carriers will see this as a bigger risk of loss within a smaller area, and we may lose the few carriers entirely that are even willing to insure these existing neighborhoods.

Furthering this crisis, Assemblyman PK O'Neil, with ZERO insurance industry knowledge or experience, and our interim Insurance Commissioner, Ned Gaines, who was a Farmers claims adjuster in Washington just passed Assembly Bill 376, which allows carriers to completely **exclude** wildfire from coverage, making it an optional secondary policy, like earthquake or flood currently are. I usually agree with Mr. Gaines about his vision for our state, but there are some serious red flags that will cause further problems with our smaller rural and semi-rural communities.

I have written through many insurance carriers, and while I understand the effort to get carriers to start insuring again, this idea may be detrimental to those of us in these communities threatened by wildfires. All mortgage companies require insurance for fire, including wildfire, and we do not have a state plan that only covers wildfire, such as the California Fair Plan. These secondary policies may end up being impossible to find, or so expensive that people unknowingly default on their mortgage loan requirements, because they simply can't afford it, or are sold a misrepresented policy by an unethical or 800# based insurance agent.

Insurance companies have routinely hired CEO's with zero insurance knowledge or training who repeatedly ignored the warnings from long time agents because they were only worried about quantity instead of quality of business and didn't properly train their own agents and

Sierra Reflections Closing Presentation (01/04/26)

Good evening Commissioners

My name is Bob Rusk. Please enter my comments and exhibits into the record.

I am a former two term Washoe County Commissioner. In my experience this Application is one of the most deeply flawed I have seen.

Presented earlier was a petition hand signed by over 1600 local residents. They agree that the design of the Sierra Reflections subdivision and the actions being proposed by the Applicant are ill conceived, inappropriate, and dangerous to the public.

Submission of the Application caused residents to form 20 Working Groups in major areas of concern. They carefully analyzed the Application, researched associated Plans and Codes, and documented their results.

You have heard from 28 speakers who have presented their findings in detail.

The proposed application does not comply with 7 Elements and at least 18 major Principles of Master Plan Envision Washoe 2040. It does not comply with 12 Goals in Appendix 4 of the Master Plan. The application is out of compliance with at least 6 Washoe County Development Code Articles.

The following is a summary of the number of speakers who could NOT make the necessary Findings for approval:

For Article 408, Common Open Space Developments

Finding (a) Preserve or Provide Open Space - 2 Speakers

Finding (b) Protect Natural and Scenic Resources - 6 Speakers

Finding (c) Achieve a More Efficient Use of Land - 2 Speakers

For Article 608, Tentative Subdivision Maps

Finding (a) Plan Consistency - 4 Speakers

Finding (b) Design or Improvement - 22 Speakers

Finding (c) Type of Development - 10 Speakers

Finding (e) Fish or Wildlife - 7 Speakers

Finding (f) Public Health - 10 Speakers

Finding (h) Access - 2 Speakers

In Conclusion:

For a Common Open Space Development – All five of the required Findings cannot be made.

For a Tentative Subdivision Map – All ten of the required Findings cannot be made.

This Application must be denied.

Roman, Brandon

From: Planning Counter
Sent: Tuesday, January 6, 2026 11:34 AM
To: Roman, Brandon
Cc: Bronczyk, Christopher
Subject: FW: Planning Commission/Board of Adjustment (Washoe311 Request id 195944): Comment on Tentative Subdivision Map Case Number WTM24-001 Sierra Reflections and Special Use Permit Case number WSUP25-0019 Sierra Reflections

Hi Brandon – we received a public comment concerning Sierra Reflections.



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Tuesday, January 6, 2026 8:38 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission/Board of Adjustment (Washoe311 Request id 195944): Comment on Tentative Subdivision Map Case Number WTM24-001 Sierra Reflections and Special Use Permit Case number WSUP25-0019 Sierra Reflections

Greetings,

Please see public comment below for the Planning Commission Meeting 1/6/26.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: [775.328.2003](tel:775.328.2003) or [311](tel:311)
1001 E. 9th Street, Building C, Reno, Nevada 89512



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From: Jay Howard <tahoeranger21@gmail.com>

Sent: Monday, January 5, 2026 9:35 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Fwd: Comment on Tentative Subdivision Map Case Number WTM24-001 Sierra Reflections and Special Use Permit Case number WSUP25-0019 Sierra Reflections

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Begin forwarded message:

From: Jay Howard <tahoeranger21@gmail.com>

Date: January 5, 2026 at 9:29:47 PM PST

To: washoe311@washoecount.gov

Subject: Comment on Tentative Subdivision Map Case Number WTM24-001 Sierra Reflections and Special Use Permit Case number WSUP25-0019 Sierra Reflections

Public comment to be read into the record: Please consider my comment regarding possible action with respect to the aforementioned Sierra Reflections application. I request that any action be delayed until such time that proper studies can be done on ground water availability for the proposed 940 single family dwellings. My greatest concern is the 600 foot well and our valley water supplies. I want to see a study that proves there is adequate water supplies based on an average of the lowest water years over the last 50 years. What studies have they done? Please do not let this development happen until irrefutable proof is shown that the Sierra Reflections development will not negatively affect water supplies during drought years to existing Washoe Valley residents.

In addition, I have significant concerns regarding new vehicle trips, traffic congestion, public safety response times and capacity, and just the deterioration of quality of life for existing residents. In my opinion, the Pleasant and Washoe Valley areas are not the place for unmitigated high density parcels and housing like Sierra Reflections. I am against this application. Please help us protect water supplies and the quality of life in the South valleys. Thank you for your consideration.

Jay Howard

Washoe Valley resident

775 301-3098

185 McClellan Avenue, Washoe Valley Nevada, 89704

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:42 PM
To: Roman, Brandon
Subject: FW: Sierra Reflections Plans: WTM24-001



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
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1001 East Ninth Street, Reno, NV 89512

From: Susan Cullen <cullensus@gmail.com>
Sent: Tuesday, January 6, 2026 12:20 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>
Subject: Fwd: Sierra Reflections Plans: WTM24-001

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Hi
I plan on attending via Zoom to continue to oppose the Sierra Reflections pursuit of construction, agenda item Subdivision Map Case Number WTM24-001 and Special Use Permit Case Number WSUP25-0019 (Sierra Reflections). I would have come in person but with the flu going around I am avoiding large gatherings.

As a community member I do not feel it is in the best interest of our environmental safety, fire safety or water level safety to allow this construction to take place. To me, we are on our way to expansion that is degrading what makes this area lovely. Certainly the wild/feral horses will continue to be pushed out which I think is wrong. I respectfully ask that these permissions be denied. This construction is not an appropriate use of open space or our environmental resources.

I hope that a poll of those on Zoom will be allowed so that the representatives of the people will know how we feel and hear our voices. thank you

Agenda item

Subdivision Map Case Number WTM24-001 and Special Use Permit Case Number WSUP25-0019 (Sierra Reflections)

D. Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) ~~Page 327~~ Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure) [For possible action] – For hearing, discussion, and possible action to approve a common open space tentative subdivision map for a 940-lot common open space development, with lots ranging in size from 2,876+/- square feet to 68,008+/- square feet. The project will include major grading of 3.6 million cubic yards of excavation, and 625,000 cubic yards of fill. This project meets the standard for a project of regional significance because it contains housing of more than 625 units, sewage use greater than 187,500 gallons per day, water usage greater than 625-acre feet per year, and traffic counts greater than an average of 6,250 trips daily; as such, any approval by the planning commission is provisional subject to the Truckee Meadows Regional Planning Commission's finding that the project is in conformance with the Truckee Meadows Regional Plan. The applicant also seeks approval of Special Use Permits for utility services (water tanks and two lift stations) and three bridge crossings over the Sensitive Stream Zone and Critical Stream Zone buffers for Steamboat Creek and Browns Creek.

----- Forwarded message -----

From: **Bronczyk, Christopher** <CBronczyk@washoecounty.gov>
Date: Tue, Aug 20, 2024 at 9:25 AM
Subject: RE: Sierra Reflections Plans: WTM24-001
To: Susan Cullen <cullensus@gmail.com>
Cc: Evans, Timothy <TEvans@washoecounty.gov>

Hi Sue,

Right now nothing formal has been submitted, your questions would come to planning like they had originally and we could respond once review and analysis has taken place. Once a formal submittal has been made the documents we would review are also available to the public.

The planning commission is not responsible for responding to your email, but they will take your email and voice into account when they make a decision on the item.



Chris Bronczyk

Senior Planner, Planning & Building Division | Community Services Department

cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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Planning Division: 775.328.6100 | Planning@washoecounty.gov

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1001 East Ninth Street, Reno, NV 89512

From: Susan Cullen <cullensus@gmail.com>

Sent: Monday, August 19, 2024 9:07 PM

To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Subject: Re: Sierra Reflections Plans: WTM24-001

Thank you. How do I stay updated and follow up on the proceedings? Possible meetings etc. Is the Planning Commission responsible for responding to me?

Sue

On Mon, Aug 19, 2024, 4:03 PM Bronczyk, Christopher <CBronczyk@washoecounty.gov> wrote:

Hello,

Received. Your comments are part of the record and will be provided to the Planning Commission. Thank you for your comments.

Regards,



Chris Bronczyk

Senior Planner, Planning & Building Division | Community Services Department

cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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From: Susan Cullen <cullensus@gmail.com>
Sent: Monday, August 19, 2024 12:58 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Sierra Reflections Plans: WTM24-001

Hi

I am writing to express my great concern that the Nevada way of life is continuing to dwindle. If Reno continues to grow with construction projects such as the Sierra Reflections plan, Case Number: WTM24-001/, we will simply become another spalling Los Angeles that everyone flees from. Some tourists still come out this way in Washoe Valley aka Washoe City to see wild horses and bird watch and enjoy being away from Reno. Big and Little Washoe Lake support a lot of wild life and will be threatened. It was threatened once already when the water was "diverted" and Little Washoe Lake dried up unnecessarily. The "diversion" was later corrected by popular demand but it took many voices. This contractor for SR does not value our life style and safety here in the Valley and what that means to so many.

There is a great concern over the wells out here going dry and I can see how this growth will make that soo much worse. Has there been a study of the impact? I would like a copy.

Has there been an environmental study for contaminated soil or water or the potential such construction has to cause problems in this area? I would like a copy.

What about the severe impact on traffic safety and the impact on schools, fire and emergency services? I would like a copy of those reports.

I would like to see a report on the impact on our taxes to support this type of expansion. I would also like to point out that more people, the more taxes but that means more strain and cost of the resources needed for those people.

For the reports I have requested can you tell me if they were conducted by an impartial 3rd party that does not stand to gain from the outcome of the reports. How is the impartiality confirmed?

In closing I would like to leave you with another thought. It is difficult to imagine the lifestyle of the Washoe Valley tribes when you look at how over populated and dense the Lake Tahoe area is now. Down here near Big and Little Washoe Lake is a location they went to in the winter. But who will even understand what that must have been like if it is surrounded by so much increased population? There is still a chance to support the area around Little and Big Washoe Lake as well as Scripts Wild Life Management area from succumbing to high density construction and traffic. Please cancel any progress on this current construction project and avoid future construction of this type. There is history to fight to preserve before it is gone.

Thank you so much for your valuable time,

Sue

--

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:31 PM
To: Roman, Brandon
Subject: FW: Sierra Reflections Meeting Today



Chris Bronczyk

Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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Planning Division: 775.328.6100 | Planning@washoecounty.gov

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1001 East Ninth Street, Reno, NV 89512

From: Jody Call <jcall3159@gmail.com>
Sent: Tuesday, January 6, 2026 12:19 PM
To: Evans, Timothy <TEvans@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Sierra Reflections Meeting Today

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As servants, elected by the public, I feel the residents of Washoe Valley have not been heard by the Commission regarding the Sierra Reflections proposed development. I cannot attend the meeting in person tonight due to health issues, but will be on the ZOOM call. Is there a way that my vote can be counted via the Chat feature? I'm not even sure if a formal vote is taken, so if you can reply regarding that, that would be great!

By the way, my vote would be to NOT allow the project as proposed. It will put too great a burden on water resources, traffic and emergency services. Low density suburban zoning is a must for this unique valley.

Please advise, thank you.

--
Joanne (Jody) Call, 775.313.3159
Realtor-Residential Specialist, NV License S.51147
RE/MAX Professionals-Reno
7900 Rancharrah Pkwy, Suite 210
Reno, NV 89511

Please excuse any typos, as this message may come from my mobile device

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:42 PM
To: Roman, Brandon
Subject: FW: Planning Commission/Board of Adjustment: Sierra Reflections does not follow our Vision for Rural South Valleys (Washoe311 Request id 195918)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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From: Planning Counter <Planning@washoecounty.gov>
Sent: Monday, January 5, 2026 5:11 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: FW: Planning Commission/Board of Adjustment: Sierra Reflections does not follow our Vision for Rural South Valleys (Washoe311 Request id 195918)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, January 5, 2026 1:40 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission/Board of Adjustment: Sierra Reflections does not follow our Vision for Rural South Valleys (Washoe311 Request id 195918)

Greetings,

Please see comment for the Planning Commission meeting on 1/6/2026.

Sincerely,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: [775.328.2003](tel:775.328.2003) or [311](tel:311)

1001 E. 9th Street, Building C, Reno, Nevada 89512



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From: BD Smiles <rybicki615@hotmail.com>

Sent: Monday, January 5, 2026 1:11 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Sierra Reflections does not follow our Vision for Rural South Valleys

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I am reading the Vision Washoe County 2040 master plan and the proposed Sierra reflections development does not meet any of the priority principles and policies. The development is in the wildland urban interface with lots of less than 5 acres. It does not maintain our scenic resources. It does not protect key wildlife or vegetation, and it does not protect an improve our water resources. My family and I live in East Washoe Valley. We moved from South Reno in 2011 so that our kids could raise animals for 4H and participate in growing our own food. They would like to eventually live out here too where they can raise animals and vegetables, ride horses and see wildlife. None of the houses in this new development offer any of that. We are very concerned about our well and the way that this development will impact our water resources. We have seen Washoe Lake completely dry up multiple times we have seen multiple wildfires that are unable to be fought because of the winds we have seen our fire station closed so that we now have less resources for more people. I find the idea of putting a roundabout at the top and bottom of Washoe Hill strange considering that every time we have rain or snow, there are accidents at the bottom of the hill; that it is the pinch point that local firefighters and sheriffs use in emergency events. I'm concerned about the amount of light pollution that will affect the migratory habits of all of the birds flying into Washoe Valley to nest. We are quickly losing our scenery and views, and if this development goes through, it will forever change the beauty that people driving through our valley appreciate every day. We have one chance to maintain the integrity of our community because once it's gone, it's gone.

I have participated multiple times in Washoe County vision statements and community meetings, and I am still hopeful that our county commissioners will actually listen to existing residence about what we hope to see for our communities.

Thank you,

Cathrin Rybicki
4065 Partridge Lane
Washoe Valley, Nevada 89704

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:43 PM
To: Roman, Brandon
Subject: FW: Planning Commission/Board of Adjustment: Jan. 6th comment regarding Sierra Reflections does not follow our Vision for Rural South Valleys (Washoe311 Request id 195919)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Planning Counter <Planning@washoecounty.gov>
Sent: Monday, January 5, 2026 5:11 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: FW: Planning Commission/Board of Adjustment: Jan. 6th comment regarding Sierra Reflections does not follow our Vision for Rural South Valleys (Washoe311 Request id 195919)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, January 5, 2026 1:43 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission/Board of Adjustment: Jan. 6th comment regarding Sierra Reflections does not follow our Vision for Rural South Valleys (Washoe311 Request id 195919)

Greetings,

Please see comment for the Planning Commission meeting 1/6/26.

Sincerely,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: 775.328.2003 or 311

1001 E. 9th Street, Building C, Reno, Nevada 89512



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From: Daniel Rybicki <fall01@live.com>

Sent: Monday, January 5, 2026 1:34 PM

To: Washoe311 <Washoe311@washoecounty.gov>

Subject: Jan. 6th comment regarding Sierra Reflections does not follow our Vision for Rural South Valleys

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Let the record show that I am against this development. Let me list a few reasons why, certain this is just the most obvious and certainly not all.

1. Destroy the scenic view forever, what part of development plan would allow this disastrous plan to go forward. The County should be the one to stop this now. We will lose this view for ever!
2. Night skies are lost for ever and be along the Pacific Flyway would have a tremendous impact on wild life and wild birds.
3. We have little to no water, where will this new supply of water come from?
4. Urban sprawl is not the way forward, so no to this development.
5. This area already has congestion, this will only make it worse.
6. Tired of having these types of developments being built and tax reduction being provided to the builder, how about they just pay for it? No new taxes on any new developments should be paid for with taxpayer dollars, you all need to just stop it!
7. I plan on putting 45 housing units on my 1 acer in Washoe and I expect the County to approve it! Onces it's built, I would move away from the eye sore I created and leave it for other to look at! Get the picture. No on this development.

Daniel Rybicki
4065 Partridge Lane
Washoe Valley, NV 89704

775-502-7155

8.

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:43 PM
To: Roman, Brandon
Subject: FW: Planning Commission/Board of Adjustment: Comments against the proposed Sierra reflections development (Washoe311 Request id 195924)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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1001 East Ninth Street, Reno, NV 89512

From: Planning Counter <Planning@washoecounty.gov>
Sent: Monday, January 5, 2026 5:11 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: FW: Planning Commission/Board of Adjustment: Comments against the proposed Sierra reflections development (Washoe311 Request id 195924)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, January 5, 2026 2:03 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission/Board of Adjustment: Comments against the proposed Sierra reflections development (Washoe311 Request id 195924)

Greetings,

Please see comments for the Planning Commission meeting 1/6/26.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: [775.328.2003](tel:775.328.2003) or [311](tel:311)
1001 E. 9th Street, Building C, Reno, Nevada 89512



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From: ellison50@juno.com <ellison50@juno.com>
Sent: Monday, January 5, 2026 1:48 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Comments against the proposed Sierra reflections development

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As a frequent visitor to the Washoe Valley to enjoy the wildlife and surrounding views I am surprised to see the proposed Sierra Reflections development plan. The plan appears to be in direct conflict with your Vision Washoe County 2040 Master Plan and the wishes of residents and visitors of the Washoe Valley. The Sierra Reflections project does not seem to offer any enhancements or improvements to the Washoe Valley environment, wildlife or lifestyle. Look to the Reno foothills and Las Vegas sprawl for inspiration.

Jim Ellison

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:43 PM
To: Roman, Brandon
Subject: FW: Planning Commission/Board of Adjustment: I am Against the Sierra Reflections Development (Washoe311 Request id 195936)



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: Planning Counter <Planning@washoecounty.gov>
Sent: Monday, January 5, 2026 5:10 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: FW: Planning Commission/Board of Adjustment: I am Against the Sierra Reflections Development (Washoe311 Request id 195936)



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: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, January 5, 2026 3:53 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission/Board of Adjustment: I am Against the Sierra Reflections Development (Washoe311 Request id 195936)

Greetings,

Please see comments for the Planning Commission meeting 1/6/26.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: [775.328.2003](tel:775.328.2003) or [311](tel:311)
1001 E. 9th Street, Building C, Reno, Nevada 89512



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From: Clare R. <clarerose2006@gmail.com>
Sent: Monday, January 5, 2026 3:37 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: I am Against the Sierra Reflections Development

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Hello,

I grew up here in Washoe Valley, Nevada and have always loved the natural aspect of our little valley, the lack of light pollution, and the coexistence of wildlife and people. Placing housing developments that displace the natural beauty of Washoe Valley create an eyesore and disrupt the beauty and value of Washoe Valley. As a young adult, I can no longer see myself living here if the developments go through. I understand development is important in a growing community, but this one is against the community's vision for Rural South Valleys, and we didn't have those meetings so that developers could ignore them. We want our developers to listen to us. I vote no on Sierra Reflections Development.

Thank you,
Clare Rybicki
4065 Partridge Lane
Washoe Valley, Nevada 89704

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 12:43 PM
To: Roman, Brandon
Subject: FW: Planning Commission/Board of Adjustment: Strongly Against Sierra Reflections (Washoe311 Request id 195937)



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: Planning Counter <Planning@washoecounty.gov>
Sent: Monday, January 5, 2026 5:10 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: FW: Planning Commission/Board of Adjustment: Strongly Against Sierra Reflections (Washoe311 Request id 195937)



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: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, January 5, 2026 3:56 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission/Board of Adjustment: Strongly Against Sierra Reflections (Washoe311 Request id 195937)

Greetings,

Please see comment for Planning Commission meeting 1/6/26.

Sincerely,



Washoe311 Service Center

Communications Division | Office of the County Manager

washoe311@washoecounty.gov | Office: [775.328.2003](tel:775.328.2003) or 311

1001 E. 9th Street, Building C, Reno, Nevada 89512



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From: Katie Rybicki <KRybicki@my.nnu.edu>
Sent: Monday, January 5, 2026 2:34 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Strongly Against Sierra Reflections

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I was born in Reno and grew up in Washoe valley. I am against Sierra reflections; I do not agree with it whatsoever.

Thank you,

Katie Rybicki
4065 Partridge Lane
Washoe Valley, Nevada 89704
Student at NNU

Roman, Brandon

From: Bronczyk, Christopher
Sent: Tuesday, January 6, 2026 2:11 PM
To: Roman, Brandon
Subject: FW: Public Comment for Washoe County Planning Commission on January 6, 2026 at 6:00pm
Attachments: 010626_PubComm_Naylor_commentary.pdf; Sierra Reflections Public Comment 260106_signed.pdf

I would add this to the record



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: Kenneth Krater <ken@kcgnev.com>
Sent: Tuesday, January 6, 2026 1:34 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Roman, Brandon <BRoman@washoecounty.gov>
Cc: David Snelgrove <dsnelgrove@bowman.com>; Doug Thornley <DRThornley@hollandhart.com>; Kathleen Meyer <kmeyer@bowman.com>; Nathan James <njames@bowman.com>; Michelle McGrath <michelle20line@gmail.com>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Fred Woodside <fred.woodside@att.net>
Subject: FW: Public Comment for Washoe County Planning Commission on January 6, 2026 at 6:00pm

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Chris and Brandon, please see the attached letter from Blake Carter at Westex addressing public comments received from Joyce Newman. Please enter this into the public record.

Thank you.

Ken

Kenneth Krater, P.E., MSCE, President

From: Blake Carter <blake@westexconsulting.com>
Date: Tuesday, January 6, 2026 at 1:20 PM
To: Kenneth Krater <ken@kcgnev.com>
Cc: David Snelgrove <dsnelgrove@bowman.com>, Kathleen Meyer <kmeyer@bowman.com>, Fred Woodside <fred.woodside@att.net>, Douglas Flowers <dflowers@hollandhart.com>, Doug Thornley <DRThornley@hollandhart.com>, Michelle McGrath <michelle20line@gmail.com>
Subject: Re: Public Comment for Washoe County Planning Commission on January 6, 2026 at 6:00pm

Attached:

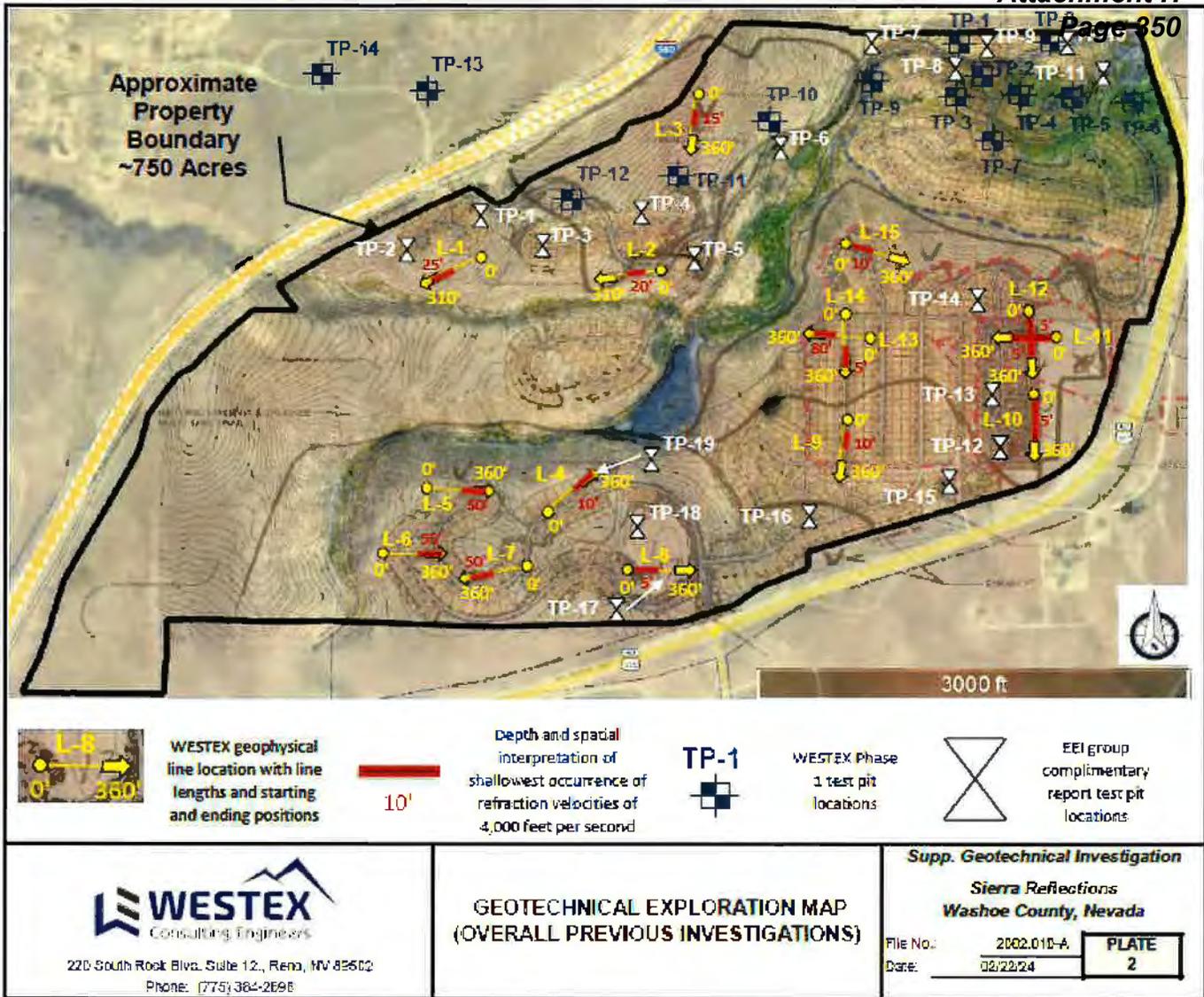
Public Comment (with my commentary)

Written Statement

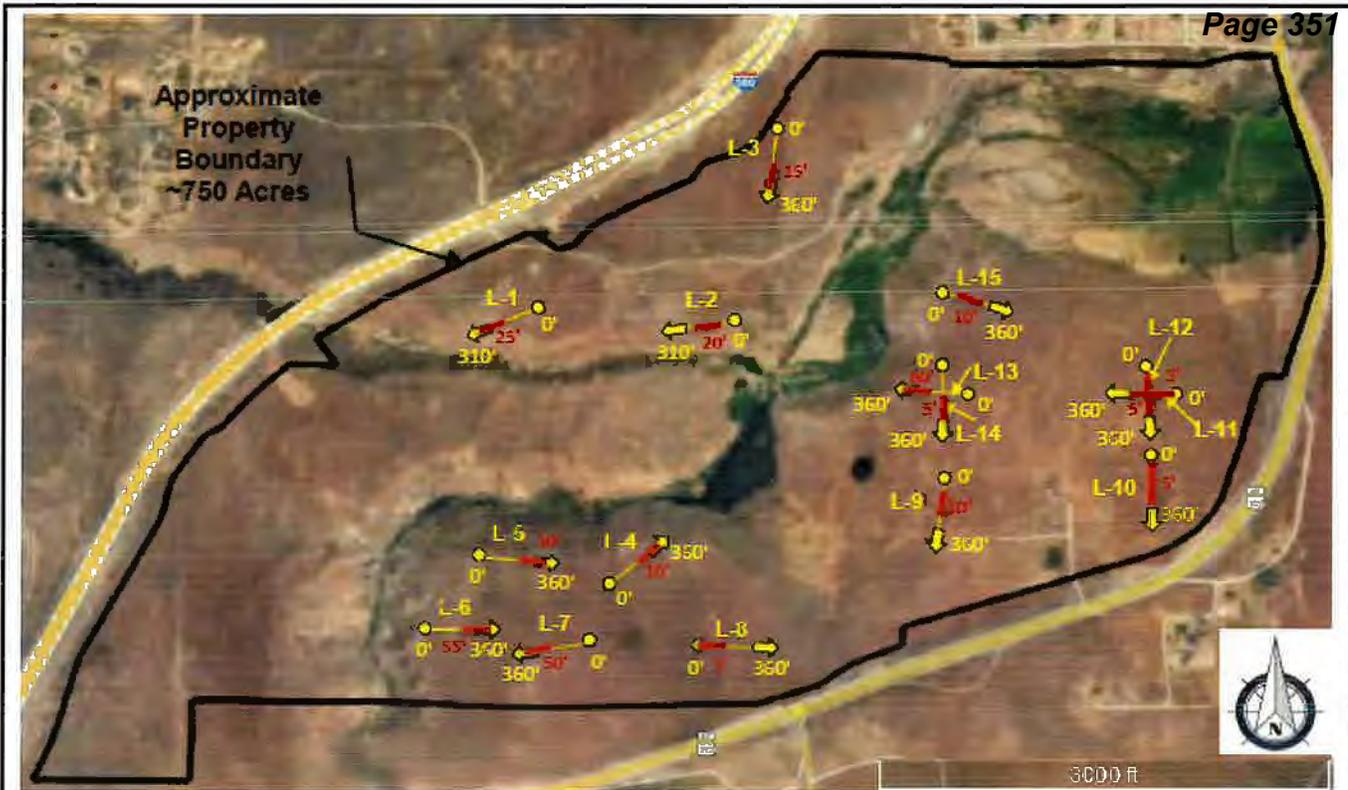
Summarizing Paragraph:

Westex Consulting Engineers respectfully responds to Joyce Newman's public comment on our geotechnical reports for the Sierra Reflections project, noting that while her review compiles various regional geological studies, it does not substitute for the site-specific, professional analysis provided in our February 2024 and July 2025 (revised October 2025) reports, which are grounded in direct subsurface data from geophysical surveys, trenching, and borings. Newman's critique overgeneralizes broad seismic and liquefaction hazards from sources like the 2019 Koehler and Anderson workshop summary and the 2023 liquefaction mapping, without demonstrating specific flaws in our assessments or accounting for engineered mitigations, and it fails to address the phased regulatory process under Washoe County Development Code and NRS 278.349, where tentative maps focus on feasibility and detailed hazards are mitigated prior to final approvals. Critically, her comment omits any reference to the International Residential Code, International Building Code, or Northern Nevada Code Amendments adopted by Washoe County, with which our reports fully comply to ensure structures withstand site-specific seismic accelerations. As principal engineer Blake D. Carter, P.E., with over 1,000 geotechnical investigations including two regional hospitals designed for stringent seismic standards, I affirm that similar developments have thrived in comparable or more hazardous zones like downtown Reno, the Grand Sierra Resort, and downtown Carson City through code-compliant engineering. In conclusion, Westex's work stands as a professional, code-abiding defense of safe, feasible development, balancing risks with enforceable conditions to protect public welfare while advancing community needs.

*Compilation of Geotechnical Exploration Map:



*Supplemental Geophysical Exploration Map:



WESTEX geophysical line location with line lengths and starting and ending positions



Depth and spatial interpretation of shallowest occurrence of refraction velocities of 4,000 feet per second



220 South Rock Blvd. Suite 12., Reno, NV 89502
Phone: (775) 384-2898

SUPPLEMENTAL GEOPHYSICAL EXPLORATION MAP

Supp. Geotechnical Investigation

Sierra Reflections
Washoe County, Nevada

File No.: 2002.010-A
Date: 02/22/24

PLATE
3

*USGS Fault Map:



Blake D. Carter, P.E.

President

Licensed in NV, CA, TX, VA, and HI

☎ O: 775-384-2898

📍 220 S. Rock Blvd. Ste 12,
Reno, NV 89502

☎ C: 775-771-9539

✉ blake@westexconsulting.com

🌐 www.westexconsulting.com

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From: Kenneth Krater <ken@kcgnev.com>
Sent: Monday, January 5, 2026 9:20 AM
To: Blake Carter <blake@westexconsulting.com>
Cc: David Snelgrove <dsnelgrove@bowman.com>; Kathleen Meyer <kmeyer@bowman.com>; Fred Woodside <fred.woodside@att.net>; Douglas Flowers <dflowers@hollandhart.com>; Doug Thornley <DRThornley@hollandhart.com>; Michelle McGrath <michelle20line@gmail.com>
Subject: Fwd: Public Comment for Washoe County Planning Commission on January 6, 2026 at 6:00pm

Blake, please review and let me know your thoughts. Please be prepared to attend tomorrow nights hearing to defend your report.

Ken

Begin forwarded message:

From: "Roman, Brandon" <BRoman@washoecounty.gov>
Date: January 5, 2026 at 9:16:24 AM PST
Subject: Public Comment for Washoe County Planning Commission on January 6, 2026 at 6:00pm

Dear Applicant(s), Property Owner(s) and Representative(s),

Here is public comment that will be heard at the upcoming Washoe County Planning Commission tomorrow evening at 6:00pm in Washoe County Chambers. It is for Item 8D, Sierra Reflections, WTM24-001 and WSUP25-0019. This will also be posted to our website.

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

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[Submit a Nomination](#)



220 S. Rock Boulevard, Suite 12
Reno, Nevada 89502
Office: (775) 384-2898

January 6, 2026

Mr. Ken Krater, ken@kcgnev.com
dsnelgrove@bowman.com
kmeyer@bowman.com

Subject: Public Comment
Sierra Reflections
Washoe County, Nevada
File No.: 2002.010-A

Dear Washoe County Planning Commission and Interested Parties,

Westex Consulting Engineers, LLC (Westex) appreciates the opportunity to respond to the public comment submitted by Joyce Newman on behalf of the Washoe Valley Alliance, dated December 24, 2025, regarding the geotechnical investigations for the Sierra Reflections project in Washoe County, Nevada.

As the firm responsible for the February 23, 2024, Geotechnical Investigation Report and the July 8, 2025 (revised October 16, 2025), Supplemental Geophysical Measurements report, we respectfully submit this rebuttal to clarify key technical and regulatory aspects of our work. Our reports were prepared in full compliance with applicable standards and are based on site-specific data collection, analysis, and professional engineering judgment.

Newman's comment, while compiling various regional geological references, does not constitute a substitute for site-specific, professional geotechnical analysis. Substantial evidence supporting project approval does not require unanimous agreement or the absence of conflicting views; it merely demands that decisions be rationally grounded in the record. Here, the comprehensive staff report and our site-specific geotechnical investigations by licensed professionals meet this threshold. In contrast, Newman's review, as a non-expert citizen compilation, lacks the probative weight to rebut this evidence, relying instead on selective citations of broader studies without demonstrating direct, site-specific flaws in the project's assessments.

The inadequacy of Newman's review stems primarily from its overgeneralization of regional seismic and liquefaction data, misapplication to the 759.7-acre Sierra Reflections site in Washoe Valley, and failure to engage meaningfully with the phased regulatory process outlined in the Washoe County Development Code (WCDC Article 608) and NRS 278.349. For example, Newman heavily emphasizes the 2019 Koehler and Anderson report from the Working Group on Nevada Seismic Hazards, quoting its identification of uncertainties in fault linkages and high regional hazards in the Walker Lane Belt, including faults like Mount Rose and Genoa. However, this report is a statewide workshop summary focused on broad research priorities, not a prescriptive analysis prohibiting development at specific locales. It explicitly notes that seismic sources in the Reno-Carson-Lake Tahoe region "appear well-defined," with calls for further study rather than conclusive evidence of unmitigable risks at the project site. Similarly, Newman's invocation of Koehler's 2023 Liquefaction Susceptibility Mapping for the Reno-Sparks urban area extrapolates high-risk categories to Sierra Reflections without accounting for site distinctions and professionally engineered mitigation measures. Newman's claim that Westex "intentionally disregarded" these studies ignores that professional geotechnical reports prioritize site-specific trenching and boring data over every available regional publication, as required by standard engineering practices. This selective critique does not rise to substantial evidence, as it fails to provide original, localized data showing that the county's proposed conditions of approval are insufficient to address anticipated hazards.

Our reports explicitly acknowledge they are supplemental to prior investigations (including the 2005 Pezonella Associates report and the 2018 EEI exploration summary) and defer detailed mitigation to building design phases, which is consistent with WCDC requirements that tentative maps focus on conceptual feasibility, with hazards fully addressed before final maps or permits. Denying the project

based on Newman's inadequate review would be arbitrary and capricious, as the existing record demonstrates a reasoned balance of development needs with identified risks through enforceable conditions.

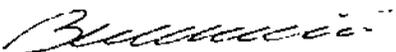
Notably, Newman's comment does not reference the International Residential Code (IRC), the International Building Code (IBC), or the Northern Nevada Code Amendments, which are actively adopted by the Washoe County Building Department. Our geotechnical reports have been written to be consistent with the requirements set forth in these codes, ensuring that all seismic, liquefaction, and other geotechnical considerations are addressed in a manner that aligns with county-adopted standards for safe construction. These codes provide design parameters necessary for buildings to withstand the seismic accelerations due to mapped earthquakes at site-specific locations, as was completed through our investigations for Sierra Reflections. Our work incorporated geophysical surveys (including Seismic Refraction Microtremor and Refraction Tomography analyses), subsurface exploration, and rippability assessments to characterize site conditions, including potentially expansive soils, shallow bedrock, mapped faults, and shallow groundwater— all evaluated in the context of these governing codes.

As Westex's principal engineer, I have personally completed over 1,000 geotechnical investigations for permitted construction projects in the region, including multiple ground-up hospitals that were required to meet the most stringent seismic hazards, such as faulting, liquefaction, and other earthquake-related risks known to our area. These projects demonstrate that safe development is achievable even in seismically active zones when site-specific data and code-compliant design are applied.

Furthermore, similar developments have been successfully constructed in comparable or even more threatening seismic zones within the region, such as downtown Reno, the Grand Sierra Resort (GSR), and downtown Carson City. These areas are proximate to active faults in the Walker Lane Belt and have been developed with residential, commercial, and infrastructure projects that incorporate engineered mitigations for seismic shaking, liquefaction potential, and fault setbacks. Our approach for Sierra Reflections follows the same rigorous, site-specific methodology, ensuring compliance with IRC, IBC, and local amendments to mitigate risks effectively.

In summary, Westex's geotechnical investigations provide a robust, evidence-based foundation for the Sierra Reflections project, grounded in direct site data and regulatory compliance. Newman's regional overview, while informative in a general sense, does not undermine the validity of our findings or the project's feasibility under applicable codes. We remain available to address any questions from the Planning Commission, county staff, or stakeholders and recommend proceeding with approval subject to the outlined conditions.

Respectfully Submitted,
WESTEX Consulting Engineers



Blake D. Carter, P.E.
P.E. 22331, Exp. 12/31/2026
ICC 8077939, Exp. 03/31/2026

Digitally signed by Blake D. Carter,
P.E. (Timestamp Only)
Date: 2026.01.06 12:57:01 -08'00'

Roman, Brandon

From: Pierce, Rob
Sent: Tuesday, January 6, 2026 5:52 PM
To: Roman, Brandon
Subject: Fwd: Sierra Reflections
Attachments: Sierra Reflectons Revised 1-6-26.pdf

FYI

Begin forwarded message:

From: Mark Ashworth <mypalmark@gmail.com>
Subject: Fwd: Sierra Reflections
Date: January 6, 2026 at 3:34:41 PM PST
To: jib2424@sbcglobal.net, rpierce@washoecounty.gov, Lkennedy@washoecounty.gov, mflick@washoecounty.us, aowens@washoecounty.gov, KateNelsonPE@gmail.com

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Washoe county Planning commission Members, Good afternoon. Please see attached my revised statement regarding the Sierra Reflections project.

I had been informed that the St James Village portion is to be service by TUMWA. As such, I have revised my water usage and waste water disposal numbers. My apologies for the inaccuracies of the first draft. Please discard.
Sincerely,

Mark N, Ashworth

----- Forwarded message -----

From: Mark Ashworth <mypalmark@gmail.com>
Date: Tue, Jan 6, 2026 at 12:32 PM
Subject: Sierra Reflections
To: dlazzareschi@gmail.com, <KateNelsonPE@gmail.com>, <aowens@washoecounty.gov>, <mflick@washoecounty.us>, <Lkennedy@washoecounty.gov>, <rpierce@washoecounty.gov>, <jib2424@sbcglobal.net

Ladies & Gentlemen, members of the Washoe County Planning Commission, I intend to speak against the Sierra Reflections project at the meeting this evening. In advance, I attach here my brief statement outlining my concerns regarding the same. I am a Washoe Valley resident since 1985.
Respectfully submitted,
Mark N. Ashworth

•

Roman, Brandon

From: Pierce, Rob
Sent: Tuesday, January 6, 2026 5:52 PM
To: Roman, Brandon
Subject: Fwd: Public Comment – Sierra Reflections (WSUP25-0019 / WTM24-001): Traffic-Noise Impacts to Existing Frontage Residents

Begin forwarded message:

From: Thomas Adams <TAdams@kmrcollaborative.com>
Subject: Public Comment – Sierra Reflections (WSUP25-0019 / WTM24-001): Traffic-Noise Impacts to Existing Frontage Residents
Date: January 6, 2026 at 5:15:48 PM PST
To: "katenelsonpe@gmail.com" <katenelsonpe@gmail.com>, "dlazzareschi@gmail.com" <dlazzareschi@gmail.com>, "aowens@washoecounty.gov" <aowens@washoecounty.gov>, "rmflick@washoecounty.us" <rmflick@washoecounty.us>, "kennedy@washoecounty.gov" <kennedy@washoecounty.gov>, "rpierce@washoecounty.gov" <rpierce@washoecounty.gov>, "jib2424@sbcglobal.net" <jib2424@sbcglobal.net>
Cc: "cbronczyk@washoecounty.gov" <cbronczyk@washoecounty.gov>, "tevens@washoecounty.gov" <tevens@washoecounty.gov>

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Chair and Commissioners,

My name is Thomas Adams, and I am an existing resident/property owner with frontage along Old US395 at E. Laramie Drive, which will serve as a primary route for traffic to and from the proposed Sierra Reflections subdivision. I am also a Professional Engineer and an FHWA/NHI-certified noise monitoring specialist who works extensively with highway traffic noise.

This project has many apparent issues, but I am writing today to highlight the enormous increase in traffic volumes documented in the staff report and associated traffic analysis—and the real-world traffic-noise impacts that increase will impose on existing residents along the right-of-way frontage.

Per the County's staff report, the project includes up to 940 single-family dwelling units, with access planned at St. James Parkway / US 395A and a new fourth leg at Eastlake Boulevard / US 395A. The staff report states that at full build-out the development is projected to generate approximately 8,864 daily trips (including 658 AM peak-hour and 884 PM peak-hour trips) on the external roadway network.

In addition, the report documents 2,093 daily “non-project” trips from St. James Village that would travel through Sierra Reflections via St. James Parkway to access US 395A. At build-out, 60% of Sierra Reflections trips are expected to use St. James Parkway / US 395A and 40% are expected to use Eastlake Boulevard / US 395A, and 100% of the St. James Village “non-project” trips are assigned to St. James Parkway / US 395A. Page 360

For those of us living along the frontage corridor, this is not an abstract number in a traffic table. It represents a step-change to thousands of additional vehicle passes per day—which directly translates to higher, continuous traffic-noise exposure at homes, yards, and other noise-sensitive areas. FHWA explains that doubling the number of vehicles increases the hourly equivalent noise level (Leq) by ~3 dB, which is typically the smallest change people can detect, and that a 9–10 dB increase is commonly judged as “twice as loud.” [Federal Highway Administration](#)

Traffic noise is not merely an “annoyance” issue. Comprehensive reviews note that road traffic noise exposure is associated with sleep disturbance and cardiovascular and metabolic effects, among other non-auditory outcomes.

A pooled analysis cited in that review reports an increased relative risk of ischemic heart disease associated with higher road traffic noise exposure (reported per 10 dB increase).

These are precisely the types of chronic, long-term health impacts that occur when a quiet or semi-rural frontage condition is converted into a higher-volume collector/arterial-like traffic environment. These conditions through Pleasant Valley were considered and were driving factors in NDOT’s authorization of the I580 bypass.

In addition to health impact, there is a clear financial harm component for existing residents. Peer-reviewed hedonic pricing research has quantified measurable property value discounts with increasing road noise; for example, Brandt & Maennig (Transportation Research Part D, 2011) observed ~0.23% price discount per 1 dB(A) increase in road noise in their study area. Reviews of transportation noise costs commonly apply a “noise depreciation index” on the order of ~0.5% per dB as a reasonable planning-level estimate for property value impacts in affected areas. Regardless of the exact coefficient in any one study, the direction is consistent: more traffic noise = measurable loss in market value for affected homeowners.

Requested Commission action (noise-focused): Before approving this project (or before any phase that opens the corridor to through traffic), please require:

1. A site-specific traffic-noise impact assessment for existing homes along [PRIMARY FRONTAGE ROAD], using recognized methods (e.g., FHWA TNM-equivalent modeling and representative baseline measurements). [Federal Highway Administration](#)
2. An enforceable mitigation plan that addresses existing residents, not only future on-site buyers—potentially including setbacks where feasible, berms/walls where warranted, roadway design/speed management elements, and other measures demonstrated to reduce exterior-use-area noise.

3. A clear demonstration (in the public record) of how the County will prevent a common outcome where the corridor is built, volumes rise, and existing residents are left with no practical path to mitigation.

I do apologize for sending this email at such a late time in the project review process. Thank you for considering this comment and for evaluating the Sierra Reflections application in light of its permanent noise externalities on existing residents. I am available to provide technical clarification or participate in any noise-focused workshop/hearing.

Respectfully,

Thomas Adams, P.E.
President & Principal Engineer
TAdams@kmrcollaborative.com
(775) 219-9403



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From: [Mark Ashworth](#)
To: [Roman, Brandon](#)
Subject: Sierra Reflections comments Washoe County Planning Commission 1/6/2026
Date: Wednesday, January 7, 2026 11:09:34 AM
Attachments: [Sierra Reflections Wsho Cnty PlnComm MMNA Remarks Revised 1-6-26.pdf](#)

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Mr Roman, Good morning. Thank you for your kind instruction last night regarding submission of my revised printed comments to the Commission files. As I stated last night, my research from several sources was inaccurate in some instances and I updated my remarks accordingly as other presenters came forward.

I spoke not directly from the printed submission delivered to you last night, but from my notes made during the other presentations in order to be accurate in my comments.

Please see attached my commentary revised with the accurate information.

Please reply to this message confirming receipt. Thank you.

Respectfully submitted,

Mark N. Ashworth

Sierra Reflections & St James Village Development
South Pleasant Valley, NV
January 6, 2026

Board members, My name is Mark Ashworth and I have been a resident of Washoe Valley since 1985.

I am a Residential Broker, but I do not represent the Sierra Nevada Realtors, the Nevada Realtor Association nor the National Association of Realtors. I am here as an individual citizen.

This project does not fit the neighborhood character and is not suitable for this site.

I have major concerns arising from the density proposed.

Proposed 940 home sites

Concerns:

1. Impact to Pleasant Valley Elementary

*****Major concern:** Affect on classroom size and ability for PV Elem to accommodate additional student load.

Question: Should PV Elementary need to add classrooms, is there money in the County budget to respond?

Traffic

*****Per Forbes Advisor the average automobile ownership per US family is 1.8 per household. Given the Developers request for 940 homes, this equals 2,203 more cars in the area plus service vehicles**

To accommodate this increase in automobiles, the Developer proposes two (2) roundabouts. One at the intersection of 395 and Pagni Lane and One (1) at the intersection of 395 and Eastlake Blvd.

A. $940 \times 1.8 = 2,203$ additional; cars per day on old US 395. A two lane country road.

2. Water

a. ***Current Usage

Washoe County estimates 168.18 gals daily water use per house hold

A. Per Washoe County tax assessor role, Current # homes on residential wells in Pleasant Valley: 286

a. Av # gal daily: 48,099

b. Monthly: 1,442,970

c. Annual: 17,315,640

The proposal indicates 940 new homes in Sierra Reflections

Using the County's same 168.18 gals daily average use

We have:

Daily use: 158,089 gals

Monthly use: 4,742,676 gals

Annul use: 56,912,112 gals

Combined usage daily:

Combined usage daily Pleasant Valley existing (286) and Sierra Reflections proposed (938):

Av daily use: 206,188

Av Monthly use: 6,185,660

Av Annual: 64,262,685

I attended one of the Developers' public mtgs in 2024 and was informed they would drill two wells. Now we are informed initially, water will be supplied from two wells in the St James Village area / TUMWA and two additional wells will be drilled at some time in the future. Date unknown

The Developer proposes two 900 ft commercial wells

To the best of my knowledge, the County allows between 8 to 6 inches for commercial well diameters

Standing water level is dependent on the location of the well, but for illustration, let's use standing water at 20 ft.

This creates an 880 ft column of water with 9,191.4 gals

In order to meet demand, each well will need to refresh 11.2 times every day.

***It is only a matter of time before the aquifer is depleted.

Additionally, there are fire department concerns with water availability estimated at only 2 hrs

Waste Water

3. Developer Water Application for waste water removal
 - a. Per Washoe County Engineering 4/17/25
 - A. Developer applied for "waste water will serve" in 2023
 - B. Per Engineer: Average waste water is 175 per unit.
 - a. 940 units
 - b. Daily waste water disposal: 164,500 gallons
 - c. Monthly waste water disposal: 4,935,000 gals
 - d. Annual waste water disposal: 59,220,000 gals
 - b. To accommodate this waste water disposal, Washoe County intends to build the "Pleasant Valley Interceptor" at a cost of \$38,860,000

Question:

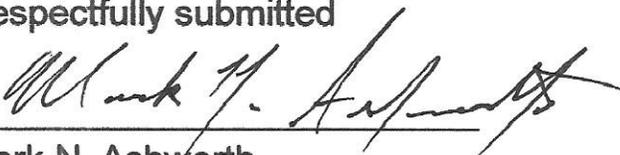
1. Where is this money coming from for this waste water interceptor? Washoe County is laying off personnel due to budget issues.

What is the cost recapture time from projected tax revenue?

To summarize: This project is not suitable for Pleasant Valley and this site is not suitable for this project.

I request denial of the project

Respectfully submitted



Mark N. Ashworth

Resident, Washoe Valley, NV