

From: [Brian Hamilton \(ASG\)](#)
To: [Pelham, Roger](#)
Subject: Case Number: WSUP19-0016 Boneyard Flats Grading
Date: Wednesday, September 25, 2019 5:14:06 PM

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

Hello Mr. Pelham,

I write to you because I will be traveling for business in Washington DC next week during the planned October 3rd meeting regarding the future of Boneyard Flats. I am a resident of Pebble Creek and own parcel 538-213-08 on Mystic Mountain Ct, which backs up directly to the ~262 acre parcel 538-020-01. All of us that back up to this parcel purchased our homes due to the fact that we back up to wildlands. I know at least from my personal knowledge, as well as a few of my neighbors, the builder specifically told us that the land in parcel 538-020-01 would be left alone, undeveloped, and undisturbed. I understand that our builder does not own that property, but they do have a working relationship with Spanish Springs Associates, so we had every reason to believe this was the truth. We have no intention of looking at what will essentially be a gravel pit, an eye sore, and a nuisance that will drive the people from our neighborhood, and will send our home prices crashing. I suspect Washoe County and Spanish Springs Associates will have many lawsuits if this proceeds as how the application is written.

I think the description in the application for the special use permit is a little vague, as well as possibly a little misleading. Mainly, I want to voice my concern that if this is to proceed at all, I think it should be limited to ONLY the ~128 acre parcel 538-10-12 that contains Boneyard Flat. Boneyard Flat is a natural water collection point, and I am ok with excavating this under the right circumstances. However, I think it should be fully approved by all of the residents of Pebble Creek, mainly those of us that back up to, or are very near one of these parcels. The larger parcel 538-020-01 to the north is a completely different terrain and should not be changed or excavated. Also, if this is allowed to proceed, I would hope that Spanish Springs Associates is mandated to return the lands back to natural wetlands, as well as incorporating some pathways for the local homeowners to enjoy once completed. My opinion is simple: Spanish Springs Associates stands to make millions of dollars, so the land should be left better than when they started, and should be limited in time, scope and size of what they are allowed to do. I think a good example would be to turn the area into a small "Sparks Marina" type of county park.

I would not fully support ANY work being done in Boneyard Flats without knowing better what we are to expect. For now, I completely stand against any and all work on these parcels, but I am open to some sort of compromise if it increases our home values, without compromising our safety and sanity.

Some of my immediate questions and concerns are:

1. As stated above, this should be limited to only parcel 538-10-12
2. Total time of work? How many months or years? There should be a strict time limit so we the homeowners are not stuck looking at this for years to come.

WSUP19-0016
Re: 10/3/19

3. Days and hours of operation should be limited. No early mornings, no late night, and no weekends
4. No traffic through the Pebble Creek neighborhood.
5. Exact drawings of areas to be excavated?
6. Is there still, and will there be an overflow channel to drain Boneyard Flat to the south if it fills beyond capacity?
7. How will it be left when done?
8. Representation drawings of how it will be left when done. i.e. county park drawings.
9. Will the land be turned over to the county once completed?
10. A very rough calculation tells me this proposed 500,000 cy of material will be well over 10,000 truckloads. We already have horrible traffic on Pyramid, even after the recent additions of merge lanes at Sha Neva Rd, as well as Calle De La Plata. I think it should be mandatory to add an extra traffic lane in each direction from Egyptian Dr, all the way to Sha Neva Rd. prior to this being approved, and before any work begins.

Please note: I will be traveling for business from Friday the 27th, and will not return until Monday October 7th. I will be checking emails as I can, but may have a delayed response.

Thank you,

Brian Hamilton
Advanced Specialty Gases
135 Catron Dr.
Reno, NV 89512
Cell: 775-691-7014
Ph: 775-356-5500
Fax: 775-356-5571
www.advancedspecialtygases.com

 A Proud, Service Disabled Veteran Owned Business