

**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
December 24, 2025**

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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- Westex reports are inadequate, incomplete and based on geotechnical data that have been superseded by more recent studies.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://nbg.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 WCDL 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 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 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.nbmng.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 Ryall, 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

⁴⁵ Liberty, Lee, 2010, *Seismic reflection imaging of the Mount Rose fault zone, Reno, Nevada* Project Award
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Appendix 3

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⁴⁷ Koehler and Anderson, 2019

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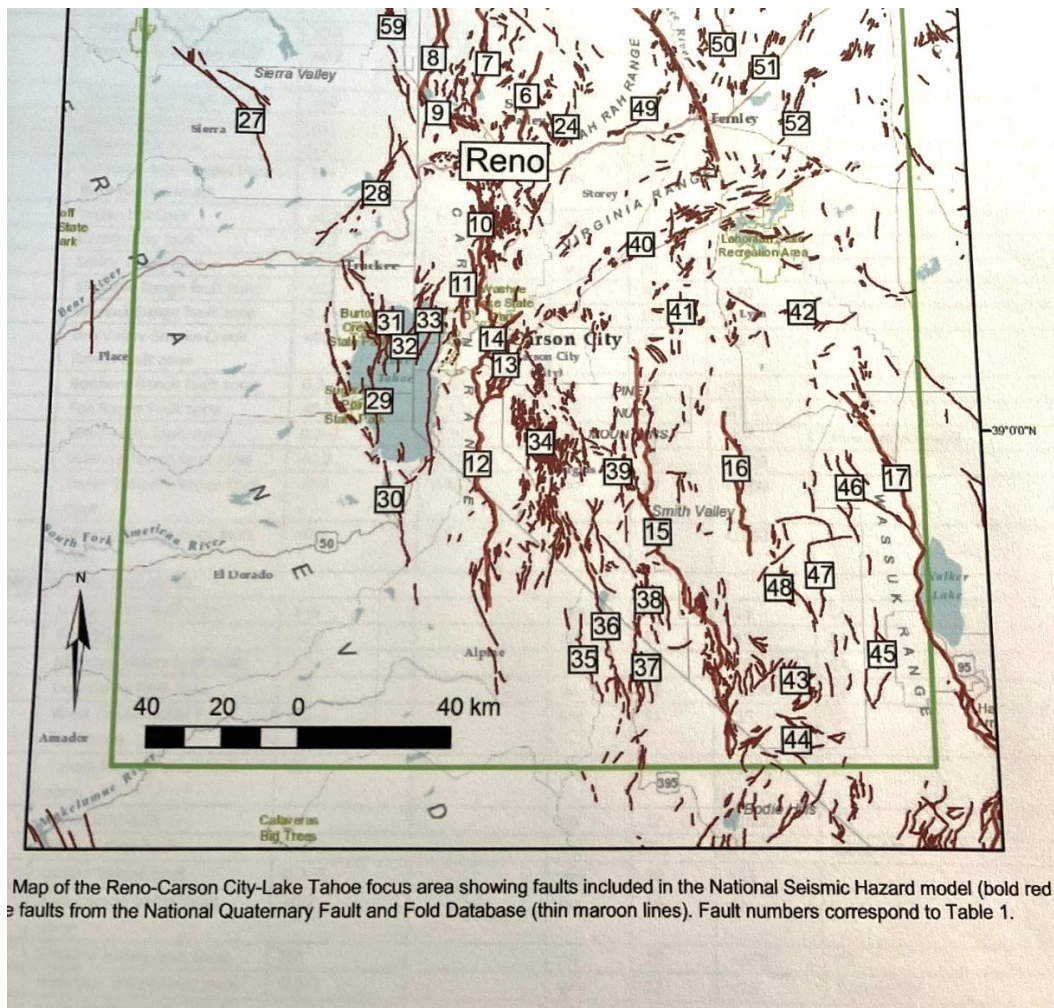
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Appendix 5⁴⁹

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



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	

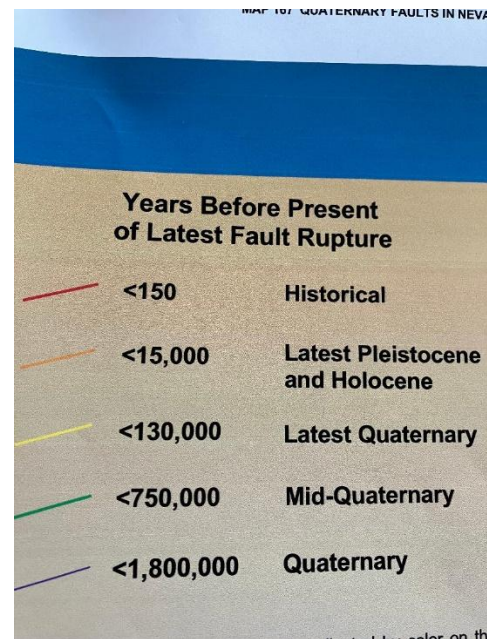
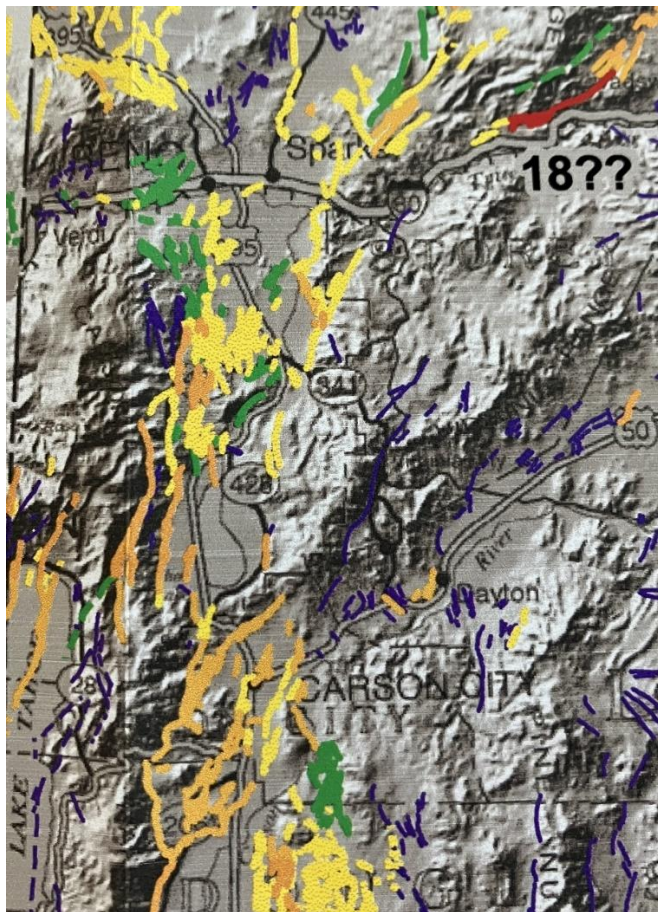
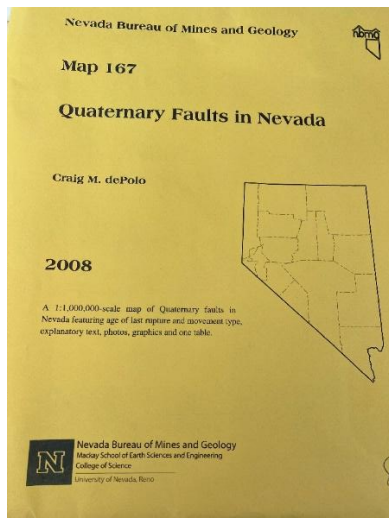
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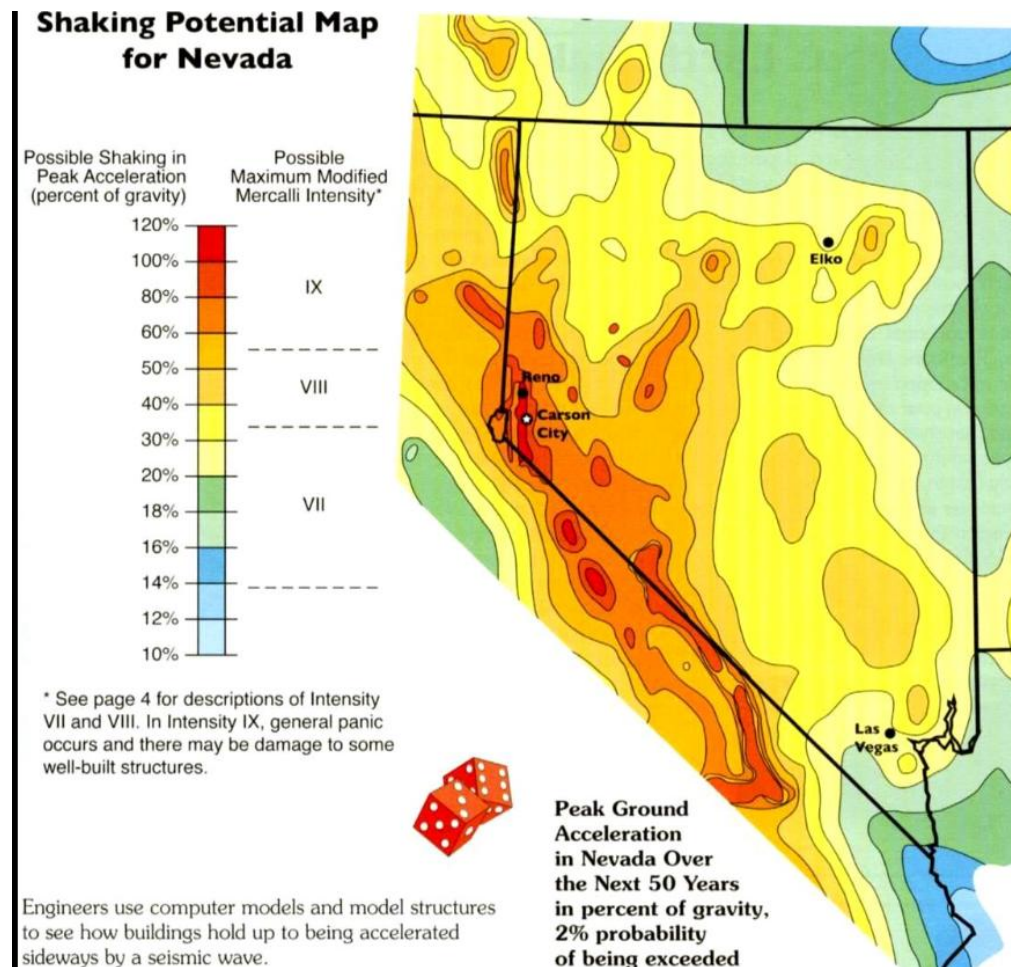
Appendix 6⁵¹

Quaternary Faults in Nevada - 2008



⁵¹ dePolo 2008

Appendix 6A, From 2008 USGS National Seismic Hazard Map



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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

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Sierra Reflections

Available Geotechnical References Not Cited in the Westex Reports¹

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¹ There may be some duplication

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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

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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,



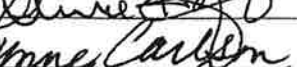
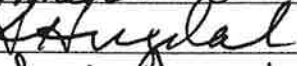

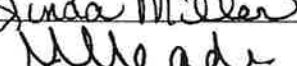

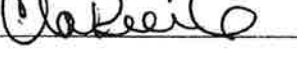
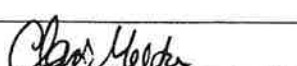
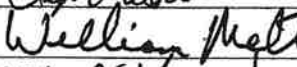
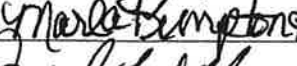
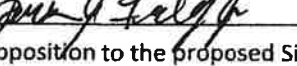



I urge you to reject both WTM24-001 (Sierra Reflections) and WSUP25-0019 (Sierra Reflections Infrastructure). As you will hear during tomorrow's Planning Commission meeting, there are so many reasons to not approve these. I wish I was able to be present at the meeting, but I do want you to know I am 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	angielc.may326@gmail.com
2	9/17/25	William May		1555 Brenda Way	petbellwill@gmail.com
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5	9/17/25	Sylvia Hugdal		4310 Garder Ln	shugdal@gmail.com
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7	9/19/25	Linda Miller		355 Esmeralda Dr	washoevinds.wanch@gmail.com
8	9/18/25	Marisameade		355 2440 Churkar 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.

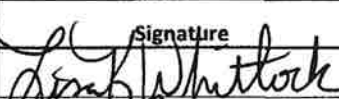
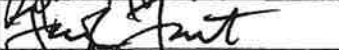

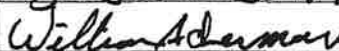
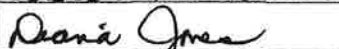
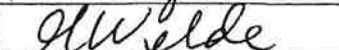
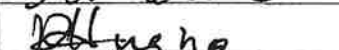
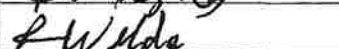
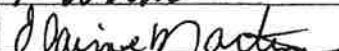


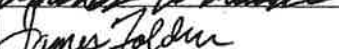
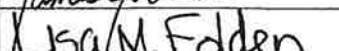
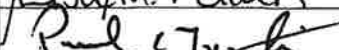
Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

Page: _____

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	9/16/25	Lisa K Whitlock		3650 Lyon Ln. Washoe Valley	lisandean@sbccglobal.net
2	9/16/25	LEIGH LUNT		3770 Churchill (Dr Washoe V	KACHWATW@charter.net
3	9-16-25	SHEILA LONG		3500 LYON LN WASHOE VLY	SLC302@charter.net
4	9-16-25	William Ackermann		2365 Eastlake Blvd. Washoe Valley	Wackermann3rd@hotmail.com
5	9-16-25	Diana Jones		2365 Eastlake Blvd Washoe	dianajones76@hotmail.com
6	9/16/25	Michelle Wilde		1525 Brenda way	MichelleD333@gmail.com
7	9-16-25	DARREN HUGHES		3390 WHITE PINE DR	
8	9/16/25	Bob Wilde		1525 Brenda way washoe	BWILDS@gmail.com
9	9/16/25	Elaine Martin		505 Oro Loma Rd Washoe Valley	ecm505@sbccglobal.net
10	9/16/25	Elaine Martin	Elaine Martin	505 Oro Loma Rd Washoe Valley	ecm505@sbccglobal.net
11	9-17-25	Valerie Williams		3010 Lyon Ln, Washoe Valley	wvalerie76@gmail.com
12	9/17/25	JAMES FOLDEN		168 Peponita Court, Washoe Valley 89704	j.folden@yahoo.com
13	9-17-25	Lisa Folden		168 Peponita Crt Washoe Valley 89704	Lisafolden5@gmail.com
14	9-17-25	PAUL C TEGLIA		6399 ENCHANTED VALLEY DR 89723	Paul.Teglia@yahoo.com
15	9-17-25	Teri Lensing		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.

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.



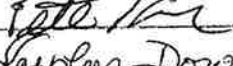
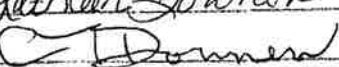
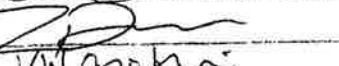
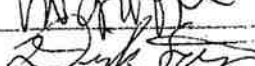
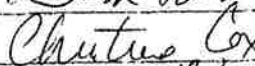
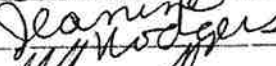

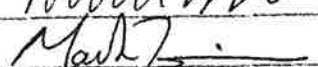
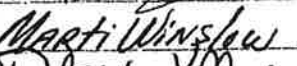
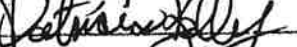
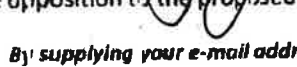


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WTM24-001
PUBLIC COMMENT

Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
 Attention: Chris Brorczyk, 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
8/25/25	Patricia Stewart		91 Bennington Ct. Reno 89511	pstewart328@gmail.com
8/25/25	Sharon Genix		212 Waterman Ct Reno 89511	s-genix1014@gmail.com
8/25/25	Pete Genix		212 Waterman Ct Reno 89511	pete.genix@gmail.com
8-28-25	Kathleen Downen		192 E Marchmont Ln Reno NV 89511	ktdownen@gmail.com
8/29/25	Craig Downen		192 E. Marchmont Ln Reno NV 89511	getdownen@gmail.com
8/29/25	Zachary Downen		192 E. Marchmont Ln, Reno NV 89511	Zackdownen@yahoo.com
8/31/25	Vicky Griffin		28 Bennington Ct. Reno NV 89511	vickygriffin19@gmail.com
8/31/25	DIRK FORRETTE		91 BENNINGTON CT RENO 89511	DFORRETTE@comcast.net
9/1/25	Christine Cox		138 Kingwood Ct, Reno 89511	chris@amplitudetraining.com
9/1/25	Jeanne Rodgers		135 Waterford Ct.	jeanne Rodgers@charter.net
9/1/25	William Rodgers		135 WATERFORD CT, RENO, NV 89511	w Rodgers@charter.net
9/1/25	Daniel Rodgers		135 Waterford Ct, Reno, NV 89511	daniel Rodgers@gmail.com
	Mark Zinner		210 Marchmont Court, Reno NV 89511	mzinner@comcast.net
10/8/25	Marti Winslow		15055 Tourmaline Dr. Reno, NV 89521	MTWINSLOW4@starglobal.net
10/8/25	Patricia Kelly		345 Taurus Circle	drum1127@starglobal.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.

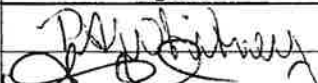
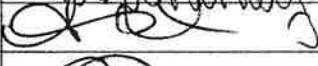

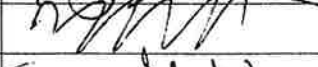


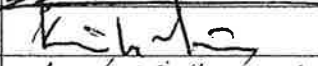
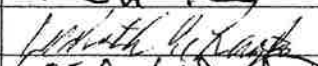
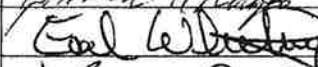
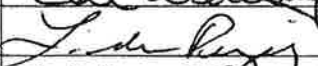
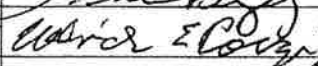
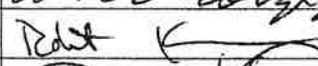
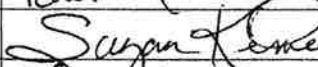
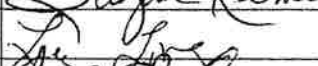
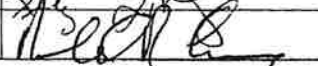
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
 Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	7/23/25	P.A. Whitney		226 S. Earham Ct	pawhitney315@gmail.com
2	7/24/25	Aly Dennis		225 S. Earham Ct.	alydenn131@gmail.com
3	7/24/25	Keith Dennis		225 S. Earham Ct	Keith@six8.jp
4	7/25/25	Kevin Hunt		222 N. Earham Ct	KevinHunt@pe.com
5	7/25/25	Susan Hunt		222 N. EARHAM 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 Earham Ct	KAL-JAL@HOTMAIL.COM
8	7/25/25	Judy Layton		228 S. Earham CT	Kal-jal@hotmail.com
9	7/26/25	Earl Whitney		226 S. Earham Ct	earlwhitney@hotmail.com
10	7/26/25	Linda Porzig		218 N. Earham Ct.	wonderknees@gmail.com
11	7/26/25	ULRICH PORZIG		218 N EARHAM CT	PORZIG65@COM.NET
12	7/29/25	Robert Kennedy		220 N. EARHAM CT.	robertlee.kennedy@gmail.com
13	7/29/25	Suzan Kennedy		220 N. EARHAM CT.	kennedy.suzan@gmail.com
14	8/12/25	Liz Long		224 S. Earham Ct.	longrliz@gmail.com
15	8/12/25	Ron Long		224 S. Earham Ct.	longronliz@gmail.com

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WTM24-001
 PUBLIC COMMENT

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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	ALLEN KATHA NICHOLS	<i>[Signature]</i>	22 ST A Lincolnway, Reno, NV 89521	Parker456@u.
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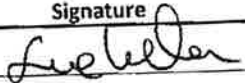
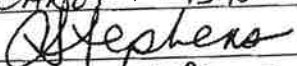
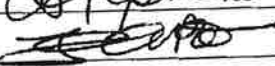
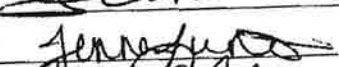
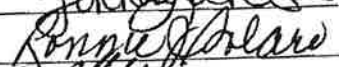

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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/28/25	Sue Cullen			CullenSusan@gmail.com
2	10/29/25	Carol A. Brown	CAROL A. BROWN		000152FORD@YAHOO.COM
3	10/30/25	Cindy Stephens		Washoe Valley	CS Stephens Consultant @ outlook.com
4	10/30/25	Sarah Riggsby		Washoe Valley	Sarapac86@gmail.com
5	10/31/25	Jenna Lundemo		Washoe Valley	Lundajennam@gmail.com
6	11/8/25	Ronnie J. Solaro		Dalena	rsolaro@att.net
7	11/5/25	Mary Ann R. Leynes		487 Corvallis Ct. 89511	mleynes@mac.com
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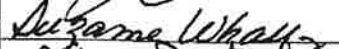
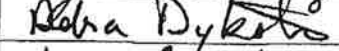
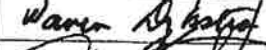

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/27	DAVID HASS		2945 Eagle St	lonewolfang@hotmail
2	9/27	CARIE HASS		2945 EAGLE ST	carrie71705@hotmail
3	9/27	Spencer Buelna		11050 Longview Ln	spencerbuelna@gmail.com
4	9/27	Suzanne Whalley		4870 FRECKLES CT	TWIN-STARD@msn.com
5	9/30	Debra Dykstra		5420 Menagerie Ave Reno	H2PW1221@verizon.net
6	9/30	Warren "		" "	" "
7	9/30	Dede Stevens		3250 Clark Dr Washoe. 89709	dedestevens7@gmail
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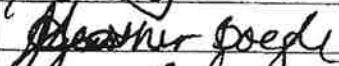

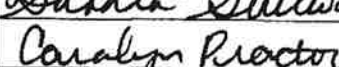

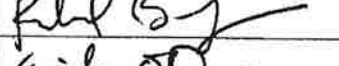

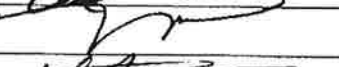


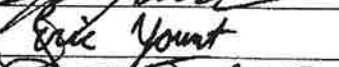
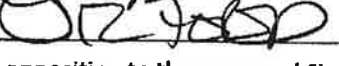
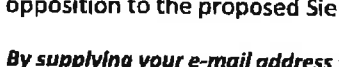


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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/20/25	KATHY LISTON		2980 WHITE PINE DR.	ZKATMANDU@AOL.COM
2	9/20/25	Heather Boegle		4940 Freckles Ct	hboegle@gmail.com
3	9/20/25	Jason Boegle		4940 Freckles Ct	jboegle@gmail.com
4	9/23/25	Sandra Sullivan		20690 Eaton Rd	quitsandi@gmail.com
5	9/24/25	Carolyn Proctor		175 West Guffey Drive 89704	Km Mozart16@gmail.com
6	9/24/25	Brandon Proctor		175 West Guffey Drive 89704	Bjaxon9318@gmail.com
7	9/25/25	Bret Leary		785 Andrew Lane 89521	leary3@gmail.com
8	9/25/25	Emily O'Dean		785 Andrew Lane 89521	emily.odean70@gmail.com
9	9-25-25	Erin Lehman		1945 Brenda Way - 89704	erinlehman674@gmail.com
10	9/25/25	MARY WERSCHKY		2905 Lakeshore Dr.	m-ernuwersky@hew.com
11	9/26/25	LINDA FULTON		225 SUNSET SPRINGS LN, 89441	N/A
12	9/26/25	Michelle Mann		3170 Holly Ln 89704	mmann1816@charter.net
13	9/26/25	Jenny Krall		3065 Eastlake Blvd 89704	N/A
14	9/26/25	ERIC YOUNT		4730 GILES WAY 89704	eyount1@sbglobal.net
15	9/26/25	Elizabeth For		3255 Rushmore Ln 89704	liz.ford97@gmail.com

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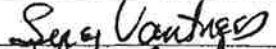

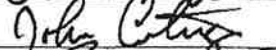

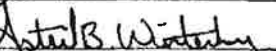

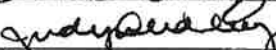

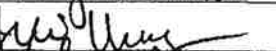


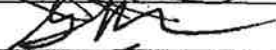


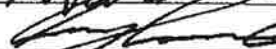
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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/4	Sue Vantres		520 Valley R	Sue drive + gmail.com
2	10/4	Vikki Lockhart		2065 Rabbit Dr. WV NV 89704	Vaqueravikki@yahoo
3	10-4	John Cotugno		370 W. Coyote Dr.	jcotugno2@gmail.com
4	10-6	Aryan Sanders		20450 Cooke Dr	rsanders19@hotmail.com
5	10-7	Astrid Winterberg		5395 Goldenrod Dr.	astridabw@icloud.com
6	10/8	CLARIS DUDLEY		2450 CHIPMUNK DR	
7	10-8	JUDY DUDLEY		2450 Chipmunk Dr.	jacudaleft@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	LAURAIN RIMBEY		3015 Hawk St., Washoe Valley	RIMBEYLAURAIN@GMAIL
11	10/11	NORINE SUYERASH		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 Kland		2140 East Lake Blvd, Wd	606 Kland St. San Jose, CA
15	10/16	Craig Fernandez		165 Esmveld Dr	VPod775@gmail

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1	10/16/25	Brian Peterson	Bup	165 esmeralda dr. E	Bnpeterson830@yahoo
2	10/18/25	DANNA SARTAIN	Danna Sartain	4300 DRAKE WAY WASHOE VALLEY	HAOLEBOY45@hotmail.com
3	10/18/25	MICHAEL SARTAIN	Michael Sartain	" "	" "
4	10/17/25	Den Santos	Den Santos	215 Nelson Road Reno	Steamboatstables@gmail.com
5	10/20/25	Karen Citter	Karen Citter	445 Puma Dr Washoe Valley NV	karenandchris@charter.net
6	10/20/25	Vada Hubbard	Vada Hubbard	430 Flicker Circle Washoe Valley NV	7dragons7@gmail.com
7	10/22/25	Christina Coburn	Christina Coburn	1095 Dunbar Dr. Washoe Valley NV	Chrusee@gmail.com
8	10/22/25	TODD COBURN	Todd Coburn	1095 DUNBAR DR WASHOE VALLEY	gamersgetdirty@yahoo.com
9	10/22/25	CHARLAYNE COBURN	Charlayne Coburn	3837 PERSHING AVE WASHOE VALLEY	MONRO312416@GMAIL.COM
10	10/23/25	Kate Potter	Kate Potter	4265 Gander Lane	WAVEPAPER09@charter.net
11	"	Don Potter	Don Potter	" " "	" "
12	10/24/25	Beverly Horn	Beverly Horn	3230 Churchill Dr.	hospitality1@yahoo.com
13	10/24/25	Chelsea White	Chelsea White	3195 Churchill Dr	C.ingwhite@yahoo.com
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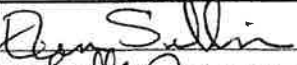
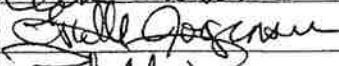
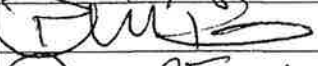
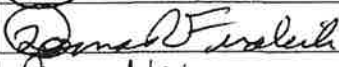
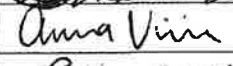
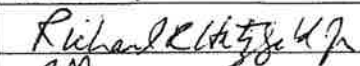
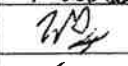
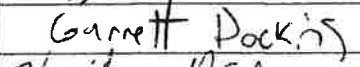
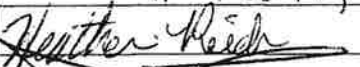


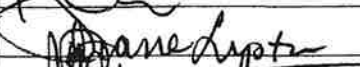
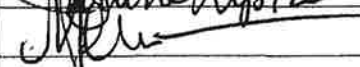
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We respectfully request that all the relevant authorities oppose World Properties, Inc. proposal for Sierra Reflections Tentative Map Case Number WTM24-001 subdivision to develop a 938-lot single-family residential, common open space subdivision based 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
1	8-2-25	Elena Sullivan		2620 Castle Peak Rd 89521	elena@vchr.net
2	8-2-25	ESTELLE JORGENSEN		21870 ADOBE RD 89521	estelle.jorgensen@gmail.com
3	8-2-25	Phil Ruess		4090 WHISKEY FANTASY RD 89521	OTTOBOG180@GMAIL.COM
4	8-2-25	Donna Fralick		2185 Lakeshore Dr EC 89704	donna.rpt.1@gmail.com
5	8-2-25	Anna Vivian		1725 Brenda Way 89704	avivian7911@gmail.com
6	8/2/25	Richard Halefeld		325 Flicker Cuck, New Washoe City 89704	
7	8/2/25	Wyatt Brummer		20 Sanbeam Ln 89521	Wyatt.Brummer@icloud.com
8	8/2/25	Garrett Dockins		22833 Carriage Drive 89521	Garrett.Dockins@icloud.com
9	8/29/25	Heather Reich		4345 Eastlake Blvd, 89704	hreich76@gmail.com
10	8/29/25	Derek Reich		4345 Eastlake Blvd	" " "
11	8/29	Raelena Valenzuela		4517 Park Rose Circle 89502	raelenavalenzuela@icloud.com
12	8/106	Diana Lipton		2075 Lakeshore Dr. NV	dianalptn@gmail.com
13	9/106	Mike Perry		2075 LAKEHORE DR NV	Mike.Perry.Reactor@gmail.com
14					
15					

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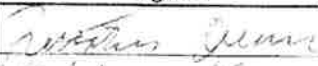





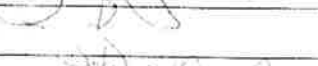

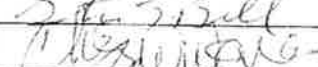
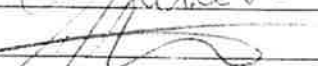


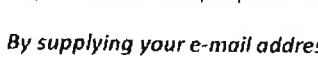


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	Date	Name (Print)	Signature	Address	E-mail Address
1	12/25	Kirsten Olsen		387 Sorey Drive Reno, NV 89521	Krazykk01@gmail.com
2	11/25/25	Ashley Kump		290 Coit Way Washoe Valley	mskay5206@gmail.com
3	11/28/25	Tennae Boen		3.28 E. Washoe Valley	Tennae28@gmail.com
4	11/24/25	Dominic Kump		101 - S. Nevada St. Washoe Valley	dominicump2@gmail.com
5	11/29/25	Tennae C. Sten		1745 Broadway Washoe Valley 89509	stennae@gmail.com
6	11/29/25	Anna M. Sten		700 Oak Lane Reno NV 89509	anna150@gmail.com
7	11/29	Scott Betz		1455 Lumber Way, Washoe Valley	scottbetz@gmail.com
8	11/29	Leigh Lust		590 Churchill Dr, Washoe Valley	leighlust@charter.net
9	12/1	Dan M. M. M.		5100 Nye Dr. Washoe Valley	dan510@gmail.com
10	12/1	Matthew G. G.		12200 S. 14th St. Reno NV	
11	12/5	Steven Bell		500 Arroyo Creek #113 Reno NV	st.bell6517@gmail.com
12	12/5	Chris Watts		405 S. Ophir Rd Washoe Valley	cdw1970@gmail.com
13	12/5	Dave Maize		3375 Eastlake Blvd #6 W. NV 89704	dave@uphrow.com
14	12/5	Brian M. M.		5315 Eastlake Blvd #6 W. NV 89704	
15	12/5	Bob M. M.		12200 S. 14th St. Reno NV	

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	Date	Name (Print)	Signature	Address	E-mail Address
1	11/7/25	Megan Stockwell	Megan Stockwell	1370 Dunbar Cir Washoe Valley NV	megstockwell@yahoo
2	11/7/25	Stefano Biasse	Biasse	1370 Dunbar Cir Washoe Valley 89704	SBiasse@yahoo.com
3	11/11/25	Carol Adams	Carol Adams	2456 Phoenix Pl Reno NV 89521	caroladams@comcast.com
4	11/11/25	Robert Whit	Robert Whit	7114 Fairview Ave, Sparks NV 89422	
5	11/11/25	Brian Schulze	Brian Schulze	286 W. Coyote Dr 89704	sp31awame.com
6	11/11/25	Piper Schulze	Piper Schulze	286 W. Coyote Dr 89704	piper@piperschulze.com
7	11/14/25	Justin Wyck	Justin Wyck	2180 Fortaker Blvd Washoe Valley NV 89704	justinwyck@yahoo.com
8	11-15-25	Robert Whit	Robert Whit	3195 Churchill Pl. Washoe Valley NV 89524	robwhit@earthlink.net
9	11-15-25	Alan Novak	Alan Novak	60 Camino Way Reno NV 89521	
10	11-17-25	Minda Frank	Minda Frank	11710 S. Leaning Pl Washoe Valley NV 89704	
11	11/17/25	Andrea Pruitt	Andrea Pruitt	1301 Starlight St Apt 10 Reno NV 89503	andrea.pruitt@cc-grants.com
12	11/17/25	Simon Perkins	Simon Perkins	1501 Standust St Reno NV 89503	Perkins5204@gmail.com
13	11/24/25	CARL ADAMS	Carl Adams	3020 Casswell Blvd Reno NV 89504	
14	11/24/25	Katrina Pearson	Katrina Pearson	3630 Pershing Lane Washoe Valley NV 89704	Katrina@washoevalley.com
15	11/25/25	Nanette Cheson	Nanette Cheson	287 Summit Drive 89521	nanette@nanettecheson.com

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PUBLIC COMMENT
 WTM24-001

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	Date	Name (Print)	Signature	Address	E-mail Address
1	12/10	K. V. B. B. B.	[Signature]	1122 28th Ave. Washoe, NV	Debra.olson@comcast.net
2	12/10	Kevin Sullivan	[Signature]	3430 Markham W.V.	jsullivan112@gmail.com
3	12/12	Juliana Hernandez	[Signature]	5175 Eastlake Blvd #3, Washoe Valley	
4	12/12	Russ Anderson	[Signature]	5375 Eastlake Blvd #3 Washoe Valley	harryjones@gmail.com
5	12/12	Sierra Reflections	[Signature]	1960 PAVO DR WASHOE VALLEY	STU-KI953@GMAIL.COM
6	12/12	MICHELLE PETERS	[Signature]	2105 Brendel Way, Washoe Valley, NV	absolutelyme.att.net
7	12/12	Steven E. Hubbard	[Signature]	430 Flicker Washoe Valley	7dragons71@gmail.com
8	12/13	Darci Fletcher	[Signature]	835 Brenda Way W.V. 89704	Darci.Fletcher@gmail.com
9	12/13	Debra Browne	[Signature]	4325 Gardner Ln W.V. 89704	Sierasona@aol.com
10	12/13	Jennifer Hamman	[Signature]	1310 Eastlake Blvd W.V. 89704	jhamman04@comcast.net
11	12/13	Mike Harriman	[Signature]	1310 Eastlake Blvd W.V. 89704	mgh14@comcast.net
12	12/13	SIEWERT KOSTER	[Signature]	4315 DRAKE WAY 89704	STU.KI953@GMAIL.COM
13	12/13/25	DAVID ENGLAND	[Signature]	3185 CLARK DR W.V. 89704	WASHOEDRELATT.NET
14	12/13/25	SHARON KOSTER	[Signature]	4315 DRAKE WAY W.V. 89704	S.Koster.53@gmail.com
15	12/13/25	Maggie England	[Signature]	3160 Clark dr. W.V. 89704	maggie.l.England@gmail.com

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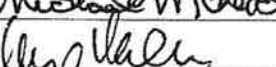
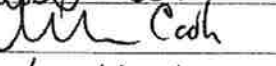
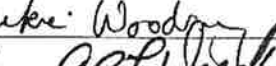

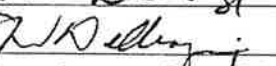


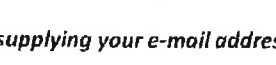


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1	12/13/25	Sam England		3160 Clark Dr Washoe Valley 89704	Samuel.pengland@gmail.com
2	12/13/25	STEVEN READE		550 Mt. Mahogany Ct 89511	sreade756@gmail.com
3	12/13/25	JACOLYN SIMMONS		550 Mt. Mahogany Ct 89511	winterreade@gmail.com
4	12/13/25	Cindy Taylor		3730 Pershing Ln 89704	cm.taylor109@gmail.com
5	12/13/25	KASSANDRA CANTU		3730 Pershing Lane Washoe Valley 89704	kass.cantu@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	mcde11@charter.net
13	12/13/25	Sharon Dellinger		3000 Show Jumper Lane 89521	skdell2@icloud.com
14	12/13/25	Diane Sandoz		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	Sesi Catalano	3925 Doc Bar Ct Washoe Valley	
2	10/23	Durawe Cook	Durawe Cook	270 Flicker Cir Washoe	
3	10/23	Michael Cook	Michael Cook	3835 Pershing Lane Washoe	cristina423@gmail.com
4	10-24	Ben Lubert	Ben Lubert	187 Popoia Ct Washoe	
5	10-25	Jessica Gardner	Jessica Gardner	555 Raven Wing Rd	
6	10-30	Pym Zamsde II	Pym Zamsde II	19755 Paddock Ct Ln 89521	zamsdeii@gmail.com
7	2:30	Michelle Wilde	Michelle Wilde	1525 Brenda way	
8	2:30	Bob Wilde	Bob Wilde	1525 Brenda way	
9	11/3	Lee Conley	Lee Conley	15770 Fawn Lane, Reno	leeconley2025@gmail.com
10	11/3	Lydia Teel	Lydia Teel	1420 Brenda way 89704	peel.lydia@gmail.com
11	11/5	Lisa Sazhauer	Lisa Sazhauer	609 Sugar Tree Ct 89511	
12	11/11	Jody Lowrey	Jody Lowrey	260 Nelson RD Reno 89521	snokely/mules@gmail.com
13	11/11	Hannah Benson	Hannah Benson	3475 Clark drive, washoe 89409	hannahbenson2020@gmail.com
14	11/14	Daniel Rybicki	Daniel Rybicki	4065 Fairview Ln Washoe Valley 89704	
15	11/14	Heidi MacDonald	Heidi MacDonald	225 Wildflower Dr Washoe Valley	

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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 Oremby Place Washoe Valley, NV	PatriciaLeighty@yahoo.com
4	11/21/25	DANIEL + KAREN Norman	<i>Daniel Norman</i>	225 McClellan Dr. Washoe Valley NV	NORMANMILDEBER@Proton.me
5	11/21/25	Karen Kidney	<i>Karen Kidney</i>	11205 Wagner Ho Lane Reno NV	KUN60@AOL.com
6	11/21/25	Kimberly Olsentun	<i>Kimberly Olsentun</i>	180 OK-Yoke Lane Reno, NV	Kowidale@otscape.net
7	11/25/25	Mike Moss	<i>Mike Moss</i>	2165 CMZ Munk Dr. Washoe Valley	bonny sue 24@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	GBOEKD@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. CCNV	nvsauc@ yahoo.com
15	12/7/25	Chelsea Romero	<i>Chelsea Romero</i>	3130 Old US Highway 375	Chelsea.romero@icloud.com

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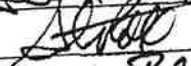

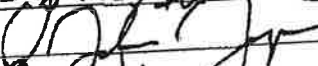
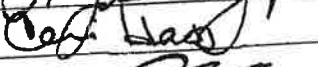


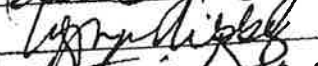
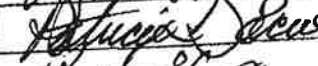
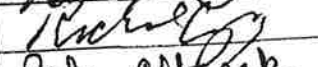
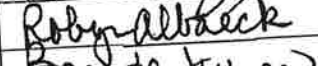
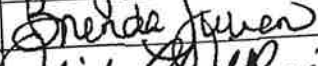


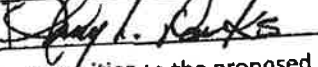
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	Date	Name (Print)	Signature	Address	E-mail Address
1	12/13	Janet Roll		4090 Partridge Ln W.V.	dodgerwife@hotmail.com
2	12/13	Stephen Roll		4080 Partridge Ln W.V.	sdroll58@gmail.com
3	12/13	Jamie Bloom		2440 Eastlake Blvd W.V.	Bloominjanis@gmail.com
4	12/13	John Voyner		2440 Eastlake Blvd W.V.	javoyner8@gmail.com
5	12/13	CARRIE HASS		2945 EAGLE ST. W.V.	carrie71705@hotmail.com
6	12/13	David Hass		2945 EAGLE ST W.V.	davidmhass1@gmail.com
7	12/13	CAROL FLYNN		3965 EAGLE W.V.	makianrj@gmail.com
8	12/15	LYNN LIBBY		4095 WOODCOCK WAY	lynn.libby@gmail.com
9	12/15	Patricia Dacus		340 McClelland Dr	patti.sabres@gmail.com
10	12/15	Richard Copp		876 Washoe St. 89704	mediacopp@yahoo.com
11	12/15	ROBYN Albaeck		4720 GILES Way Washoe Valley 89704	ralbaeck@yahoo.com
12	12/15	Blenda Julian		325 Esmeralda Dr Washoe Valley	bljulian20@gmail.com
13	12-15	JUDITH WILKINSON		165 COTTONTAIL LN. W.V.	GERNIX@CHARTER.NET
14	12-15	BILL WILKINSON		165 COTTONTAIL LN W.V.	GERNIX@CHARTER.NET
15	12/16	AMY PARKS		22832 CARRIAGE DR. PLEASANT VALLEY	

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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
1	12/16/25	Holly McGee	Holly McGee	935 Foothill Rd Reno 89511	hmcgee1954@gmail.com
2	12/16/25	Jan Houk	Jan Houk	1345 E. Guffey Dr Washoe Valley	ewashoehouk@msn.com
3	12/16/25	Carolyn Ruckstuhl	Carolyn Ruckstuhl	850 Arrowrock Pkwy, Reno 89511	cruckstuhl@charter.net
4	12/16/25	Jeanne Hildahl	Jeanne Hildahl	1145 W. Huffaker Lane, Reno, NV 89511	jaec@icloud.com
5	12/16/25	Dottie Milne	D Milne	1425 Celeste Ln Reno NV 89511	DottieMilne@yahoo.com
6	12/16/25	Michelle Carlini	Michelle Carlini	285 Andrew Ln, Reno NV 89521	mybrokermichelle@gmail.com
7	12/17/25	Lisa Wince	Lisa Wince	4155 CARTRIDGE W WASHOE VALLEY 89704	WINGINGTON e jacked@net
8	12/17/25	Claudia Bras	Claudia Bras	5880 Eastlake Blvd, Washoe Valley, NV 89704	Retandclaudia@happyfarm.net
9	12/17-25	John Torrisi	John Torrisi	10648 VISTA Bonita Ln, Reno, NV 89521	johnmtorrisi@gmail.com
10	12-18-25	DARREL HALLMARK	Darrel Hallmark	1455 DUNCAN DR WASHOE VALLEY NV 89704	pahall59@outlook.com
11	12/18/25	PATRICIA HALLMARK	Patricia Hallmark	1455 Duncan Dr Washoe Valley NV 89704	PeirceJC@aol.net
12	12/19/25	Terry Peirce	Terry Peirce	220 Willbuck Rd Reno 89521	11
13	12/19/25	Janet Peirce	Janet Peirce	220 Willbuck Rd Reno 89521	
14	12/19/25	Lynne Poupeney	Lynne Poupeney	1440 LORD ST WASHOE 89704	lynne.1002@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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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/29/24	Cody Powers	Cody Powers	2110 Idaho St Carson City 89401	CodyPowersSt@icloud.com
2	9/7/24	Raelina Valenzuela	Raelina Valenzuela	4517 Park Rose Circle Reno NV 89502	raelinavalenzuela@icloud.com
3	9/1/24	Elaine Coburn	Elaine Coburn	157 Popocatepetl Ct, Washoe Valley	eliebira63@gmail.com
4	9/7/24	Cody Knight	Cody Knight	135 Jackdaw Cr, Washoe	cody@wildislager.com
5	9/7/24	Ellen Levy	Ellen Levy	15145 Western Sp. Drive Reno	LSre@mailbox-2.com
6	9/7/24	Clare Bryce	Clare Bryce	390 LINNET WAY	chbairv24@gmail.com
7	9/7/24	Richard R. Katzfeld Jr.	Richard R. Katzfeld Jr.	325 Flicker Cir, New Washoe City, NV 89704	rkatzfeld@gmail.com
8	9/7/24	Kevin Bailey	Kevin Bailey	15021 Iron Horse Rd	Reno, NV 89521
9	9/7/24	Chris Minnes	Chris Minnes	12065 Burns Gulch Rd 89511	chris@conterpoint.com
10	10/4/24	LODD GRIFFIO	Loddi Griffio	1201 W. LONG ST. CARSON CITY 89403	lgriffio6104@gmail.com
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WTM24-001
PUBLIC COMMENT

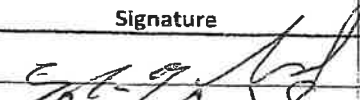

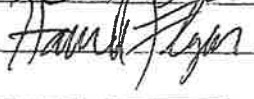
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8-29-24	Gregg Lude		2079 Sheffield Manor E	greglude146@gmail.com
2	8-29-24	Carie Lude		" "	N/A
3	8-29-24	Hannah Flynn		11800 Veterans Hwy	
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1	9/7/24	Patricia Gunning	<i>Patricia Gunning</i>	325 Sparrow Way Washoe 89704	patricia.gunning@nv.com
2	9/8/24	Douglas Shinnault	<i>Douglas Shinnault</i>	15570 Bonanza Ln Reno NV	DShinnault@SBCGlobal.net
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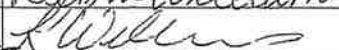
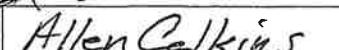





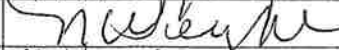


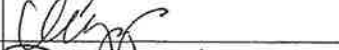
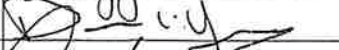

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 WTM24-001

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/4/24	Debra Williams		2960 Hawk St., Washoe Valley, NV 89704	dwilliamsfarmgrl@gmail.com
2	9-4-24	Ralph Williams		2960 Hawk St. W.V., NV 89704	mpuerickeng@comcast.net
3	9-4-24	Allen Calkins	Allen Calkins	2955 Hawk St. Washoe Valley 89704	jlcalkins3@gmail.com
4	9-4-24	Jill Calkins		2955 Hawk St. Washoe Valley, NV 89704	jlcalkins3@gmail.com
5	9/20/24	KRISTINA KRIEGER		15675 TOLL RD, RENO, N. 89521	JUSTBEER234@gmail.com
6	9/20/24	Marsha Cook		14030 Dancing Flame Ct. Reno, NV 89511	Waymarcooke@comcast.net
7	9/20/24	Jacqueline Daly		15040 Redmond Loop, Reno, NV 89511	jackie.d.daly@gmail.com
8	9/20/24	Mindy Herr		595 WHITEQUINN DR RENO NV 89511	frommech@hotmail.com
9	9-20-24	Nancy Weyhe		14350 E. WINDY BLVD 89511	nancyloew@ya.com
10	9-20-24	Tracy Heredia		12520 Thomas Creek Rd. 89511	theredia34@gmail.com
11	9-20-24	Margot Anastassatos		5960 Cartier Dr Reno 89511	maran@aol.net
12	9/22/24	Carrie Young		2940 Hawk St. Washoe Valley 89704	katarric@gmail.com
13	9/22/24	Darren Young		2940 Hawk St. Washoe Valley 89704	termvc3@gmail.com
14	9/22/24	Danovan Campana		2945 Hawk St Washoe Valley 89704	danovan12@hotmail.com
15	9.22.24	TEMPLE CAMPANA		2945 HAWK ST WASHOE VALLEY 89704	templecampana@wnc.edu

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	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	laurafox@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. Aurlia</i>	7585 Old US Hwy 395 N	TONYALAURIA@gmail.com
4	9-3-24	Pamela Alauria	<i>Pamela Alauria</i>	7585 Old US Hwy 395 N	Atalauria@aol.com
5	9/10/24	BRAD DAVIS	<i>Brad Davis</i>	7575 SERVICE BERRY RD	SB.TEWG@gmail.com
6	9/10/24	Michele Davis	<i>Michele Davis</i>	7575 Service Berry Rd	slamanderzone@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 E. ZEZODAS	<i>Stanley E. Zezodas</i>	1820 Brenda Way, Washoe Valley, NV	ZeZodas@aol.com
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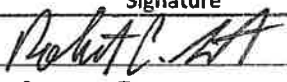




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	Date	Name (Print)	Signature	Address	E-mail Address
1	6/9/24	Robert C. Lund		3770 Churchill Dr WASHOE VALLEY	MURRAY@CHARTER.NET
2	9/6/24	RITA FAIRMAN		3770 Churchill Dr, Washoe Valley	
3	9.15.24	GREG GROSS		3820 Churchill Dr W/V NV	
4	9.20.24	Dulce Simenez		173 Dayton Village Parkway, RR3	cubanibranabanero@gmail.com
5	9.20.24	Bradie Grosso		533 Silver Mountain Dr. Carson City	rob582@yahoo.com
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/4	Marvin Baker	[Signature]	575 Ethan Lane	marvinbaker14@msn.com
2	9/5	Carolyn Merritt	[Signature]	55 Sutter Dr	CarolMerritt9701@gmail.com
3	9/4	Vicki Kelle	[Signature]	285 McCallan dr	Littlefloatie@gmail.com
4	9/4	Chuck Kelle	[Signature]	Washoe Valley NV	Gmail.com
5	9-13	Nancy Gibson	[Signature]	89704 NV	gibson-nancy@yahoo.com
6	9/13	Nick Gibson	[Signature]	4750 N. Lakeview	NickGibson44@yahoo.com
7	9/17	Jenny Lesicature	[Signature]	5675 Jacobs Court	jenny.lesicature@gmail.com
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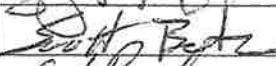


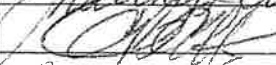
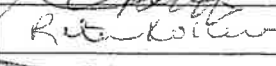
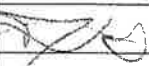
WTM24-001
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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/7/24	Samantha Schneider		1230 Chance Lane	Samantha.Schneider@gmail.com
2	10/7/24	Scott Betz		1455 Eunice Way	gscottbetz@gmail.com
3	10/7/24	Carol Betz		1455 Eunice Way	alwaysstrusthope@comcast.net
4	10/7/24	JUDY COULTER		515 Rhodes Road Reno NV	judy.coulter@gmail.com
5	"	Curtis Coulter		515 Rhodes Road Reno NV	
6	10/7/2024	RITA KOLVER		245 KIRBY WAY, RENO, NV	ritakolver@yahoo.com
7	10/7/2024	Tyndon Vidson		1230 Chance Lane Reno NV	tyndolledfect@gmail.com
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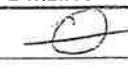
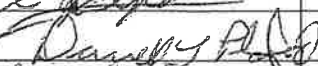
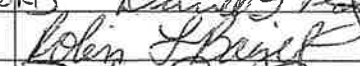
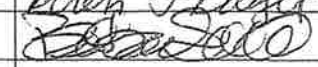
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1	9/17/24	LES DEPOALI		7210 MARLIN DR RENO	
2	9/17/24	DANIEL L. PLAYFORD		315 SPARROW	playcon@msn.com
3	9/19/24	ROBIN L. BAIZEL		3801 LYON LN, NV	RBAIZEL@yahoo.com
4	9/22/24	Barbara J. Scott		1340 Brenda Way, Washoe Valley	bjscott@unr.edu
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9-12-24	TOM AKINS	<i>Tom Akins</i>	4345 SADDLEHORN DR. RENO	AKINS.735@GMAIL.COM
2	9/12/24	GARREY AKINS	<i>Garrey Akins</i>	4345 Saddlehorn Dr. Reno	gakin51078@gmail.com
3	9/20/24	Dennis Henderson	<i>Dennis Henderson</i>	3102 - W. Plum St Reno	NONE
4	9/20/24	GARY GARRETT	<i>Gary Garrett</i>	135 Cedar Lane, Reno 89521	G.G.Steamboat@SBGglobal.net
5	9/22/24	Maye Garrett	<i>Maye Garrett</i>	135 Cedar Lane Reno 89521	mg.steamboat@sbglobal.net
6	9/22/24	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	galinnvada@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	
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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
1	8/7/25	Ben Fubartel	[Signature]	21001 Century Blvd. Reno, NV 89501	benfubartel@gmail.com
2	8-8-25	Christina D. Jones	[Signature]	5880 Eastlake Blvd.,	rickandkandia@happybeams.net
3	8-11-25	Desiree Cannon	[Signature]	3920 White Pine dr. Washoe Valley,	rdofastorgschmoo@gmail.com
4	8-11-25	Rachel Hahn	[Signature]	3170 Markham Way Washoe Valley, NV	rachelmhahn@gmail.com
5	8/11/25	Margie Quirk	[Signature]	6051 Porsia Rd CC, NV 89770	inguirky@yahoo.com
6	8/11/25	JACKIE HANDELIN	[Signature]	15623 Fawn Ln.	jhanel/jin10@charter.net
7	8/11/25	Don Handelin	[Signature]	15623 Fawn Ln	Jhandelin@charter.net
8	8-12-25	Mike Gray	[Signature]	15420 Kivett Cv	mcgrayc27@yahoo.com
9	8-12-25	Natalie Schott	[Signature]	15056 Frasier Rd.	Natalie_Jay21@yahoo.com
10	8-12-25	JOHN LAFFIN	[Signature]	15640 SYLVESTER RD	NONE. 725/3515794
11	8/12/25	Rebecca Draney	[Signature]	900 Brenda way, Washoe Valley, NV 89704	
12	8/13/25	Louise Baker	[Signature]	299 Steptoe Lane, Washoe Valley	finchbaker@gmail.com
13	8/15/25	Roger Brosemer	[Signature]	15320 Callahan Rd Reno	dodge20031982@gmail.com
14	8/15/25	J Taylor	[Signature]	650 Washoe Dr. Washoe Valley	wildheartvalley@gmail.com
15	8/15/25	Shannon Taylor	[Signature]	75 Cottontail Ln Washoe Valley	Shannon.taylor@rdh@gmail.com

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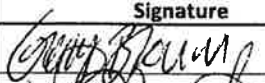
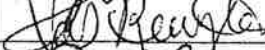




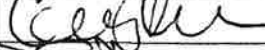
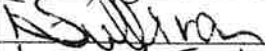
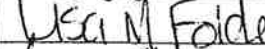

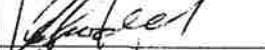
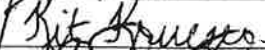



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PUBLIC COMMENT
WTM24-001

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	8/15/25	Gary Brown		210 Firth Way Washoe Valley, NV	gib4miller@gmail.com
2	8/15/25	Vicki Remington		1008 Polaris Way CK NV 89701	v.jremington@yahoo.com
3	8/21/25	Sonya Cuffe		19700 Miner Lane, Reno	scuffe1@gmail.com
4	8-25/25	Greg FLEISCHER		3745 Church Hill Dr	greg2859@yahoo.com
5	8/28/25	Teresa Ting		100 landing in washoe valley	ttting47@gmail.com
6	8/29/25	Cyndi Wallis		3405 Lake Shore Dr	775 335 7633
7	9/1/25	Cindy Cullen		170 puma Dr	(775) 772-1332
8	9-2-25	Dwight Sullivan		1325 Dunbar Cir - W.V.	775-230-1980
9	9-3-25	Lisa Folden		1108 Peponile Court W.V. 89704	Lisafolden51@gmail.com
10	9/3/25	JAMES FOLDEN		" " " " "	j.folden@yahoo.com
11	9/3/25	Jason Krudel		3300 SunChad Cir Reno NV 89506	a9llnvcaubey@gmail.com
12	9-4-25	KIT KRUEGER		800 Redfield Apt 122 Reno	CHEVYLUMINA@MML.COM
13	9/4/25	Robin Eich		45 manhill Pl Sparks, NV	
14	9/5/25	Donna Fritz		235 Pinta Wty Carson City 89704	Sus Rancha outlook.com
15	9/5/25	Rene Richardson		3481 Churchill Dr.	

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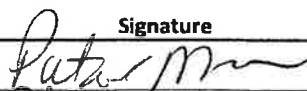
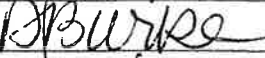
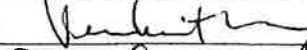



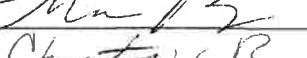





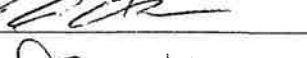
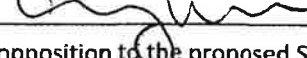
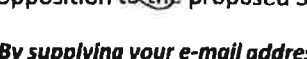
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9-5-25	Patricia Mehserle		2480 Eagle St W. Reno NV 89704	teammehe2@yahoo
2	9-8-25	Davi Burke		75 Quivera Lane 89441	burkedavi@yahoo.com
3	9-8-25	Vesoulen Thoen		3045 Roadrunner Ct Washoe Valley 89704	vesoulen.thoen@gmail.com
4	9/24/25	Alvan Canisso Jr		22877 Carriage Dr, Reno NV	alvancan56@gmail.com
5	9/25	Alice Clark		4135 Cortado Canyon Ct,	ahra411@gmail
6	9/26	BRITNEY BEHRN		17175 South Virginia St.	Britney.Behr@gmail
7	9/29/25	Shanna Bearden		20860 Eaton RD Reno NV 89521	
8	9/29/25	Christopher Bearden		20860 Eaton RD Reno NV 89521	
9	9/29/25	Carla Seale		19685 Paddock Ln 89521	
10	9/30/25	Hannah Benson		3475 Clark Drive	hannah.benson2020@gmail
11	10/3/25	Reo Sanders		3255 PERSHING LANE 89704	
12	10/3/25	Nicole Sanders		3255 PERSHING LANE 89704	
13	10/4/25	April Taylor		9515 Iroquois Trl ^{Stager} Washoe Valley 89429	
14	10/6/25	Ricky Dehlers		4070 Bluewing Ln Washoe Valley 89704	
15	10/7/25	Amy Warren		101 Andrew Ln, Reno, NV 89521	

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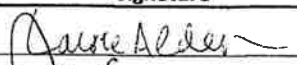
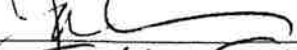

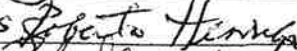



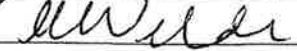
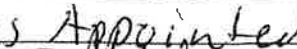
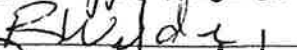
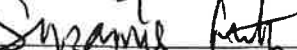
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	Date	Name (Print)	Signature	Address	E-mail Address
1	10/7/25	Laurie Alden		3495 Lakeshire Dr	zephyrfarms@yahoo.com
2	10/8/25	Jackpot Equine		120 Pintail Way #89704	
3	10/14/25	Tracey Mc Cormick		174 KNIGHTSBRIDGE Ct 89511	tmcc99@me.com
4	10/16/25	Roberta Henriques		2220 Rabbit Dr 89704	roberta.henriques@yahoo.com
5	10/16/25	Frederick C. Miller		2970 White Pine Dr #104	freemiller@me.com
6	10/16/25	Cathy Blotzke		4200 Old US HWY 395 N	cathy6258@yahoo.com
7	10/16/25	Gisela Vazquez		1961 Doris Way, Carson City, NV 89706	Gisela.V.355@gmail.com
8	10/16/25	Michelle Wilde		1525 Brenda Way Washoe Valley	llchellod33@yahoo.com
9	10/16/25	Dawn Hughes		Appointed Washoe Valley	
10	10/16/25	Bobby Wilder		1525 Brenda Way	BWilder@gmail.com
11	10/17/25	Suzanne Katz		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 Valley 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	forjudypat@gmail.com
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 Widdowson Washoe Valley NV	
8	9-15-25	Anna Virian	Anna Virian	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	TERREN MARTIN	Terren 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 89704	MYPALMARK@GMAIL
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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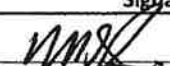
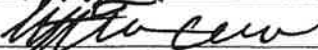




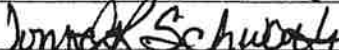



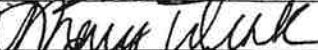
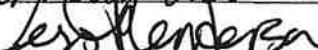


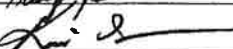
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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/13/25	Mitch Shindlbauer		3080 Lakeshore DR Washoe Valley	shindlbauer@gmail.com
2	9/13/25	Kathryn Creon		3548 Silverado Dr Carson City NV	kathycreeon126@gmail.com
3	9/13/25	Cory Hurd		3548 Silverado 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 Dorazi		3475 Ormsby Lane	
6	9/13/25	Kathryn Eppen		3070 Eastlake Blvd 89704	
7	9/13/25	Tonya Schwartz		3855 Ormsby Place Washoe Valley	tonyaschwartz269@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 Stettan		405 Puma Drive Nevada 89704	allen.stettan@gmail.com
14	9/13/25	Hugo Schlesener		295 McClellan Dr	dampstordoge@gmail.com
15	9/13/25	Kim SCHLESENER		"	KGARCIA301@YAHOO.COM

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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.wessman2@gmail
3	9/7/25	Debra Henz	Debra Henz	150 E Coyote Dr Wy	fredasfrad@gmail.com
4	9/7/25	Zemy Bolinger	Zemy 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 Bitter	USA Bitter	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	STEVE BENNETT	Steve Bennett	3075 BRENDA WAY	stevebennett.4@sbq13ad.net
10	9/9/25	Marilyn T. Bennett	Marilyn T. Bennett	3075 Brenda Way	marilyn.bennett.librarian.lynk3@gmail.com
11	01/9/25	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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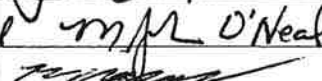
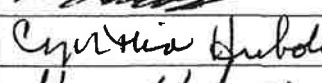
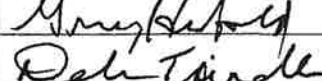
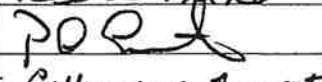
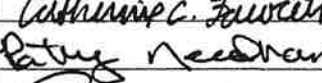
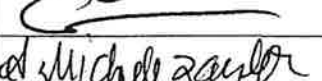
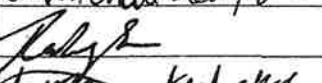
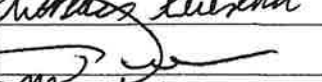
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Page: _____

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	9/9/25	RANDY OWEN		320 Wildlife Way Washoe Valley NV	89703 RRONGR61@gmail
2	9.9.25	Michelle John O'Neal	mjl O'Neal	320 Wildlife Way Washoe Valley NV	89703 mdj566@aol.com
3	9.9.25	Roy Bridges		2260 wild flower dr. washoe NV	89704 RoyLBridges@gmail.com
4	9/9/25	Cynthia Herbold	Cynthia Herbold	110 Jackdaw Ln. Washoe Valley	89704 Cherb@aol.com
5	9/9/25	GREGORY HERBOLD		110 JACKDAW LN WASHOE VALLEY	89704 GHERB9000@aol.com
6	9/10/25	DEBRA TRENDLE	Debra Trendle	3030 KAUFFMANN CT '1	'1
7	9/10/25	PAUL LESICENTRE		3030 KAUFFMANN CT, WASHO VALLEY	NV 89704
8	9/10/25	CATHERINE FAWCETT	Catherine C. Fawcett	60 Will Sauer Rd. Washoe Valley	NV 89704
9	9/10/25	Patty Needham	Patty Needham	4285 Gander Lane Washoe Valley NV	89704
10	9/10/25	Christine Nellenman		1745 Slide View Way Washoe Valley NV	89704
11	9/10/25	A. NICHELE TAYLOR	A. Michele Taylor	320 CAREY HILLS DR. 89511 89704	micheletaylor921@gmail.co.
12	9/10/25	RUBY STEWART		2275 beaver dr washoe valley NV	89709 rubyanragrace@gmail.co
13	9/10/25	ANSLON ALDRICH		4680 Cavataio rd	adhd4903@yahoo.com,
14	9-10-25	Deborah Milliron		7500 Granite Ridge ct washoe valley	mrsandpro@gmail
15	9/10/25	McKINZIE SIBLER		240 Andrew Lane	

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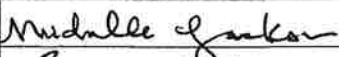


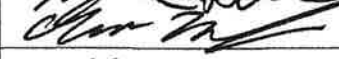
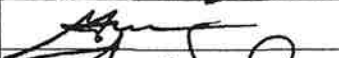
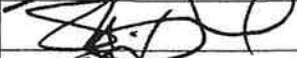

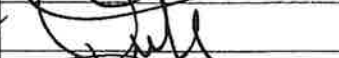
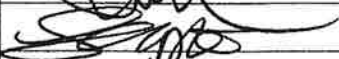
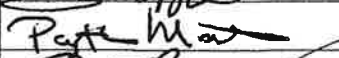
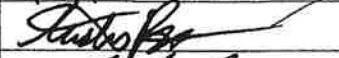
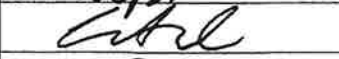
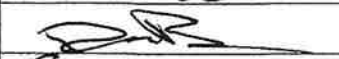
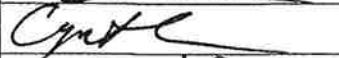

WTM24-001
PUBLIC COMMENT

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	9/10/25	Michelle Jackson		2655 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		4445 Grays Starlight Ct. Washoe Valley NV 89704	
5	9/10/25	Maclan Hess		2006 Empire Ranch Rd, Carson City NV 89704	
6	9/10/25	Marei Hammond		110 E. Lar Annis Dr	
7	9/10/25	Rich Simonson		1106 Laramie Dr	
8	9/10/25	Ann Marie Sen		7480 Brothers Lane WNV 89704	
9	9/10/25	Sarah Figgisby		3825 Armsby 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	

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.

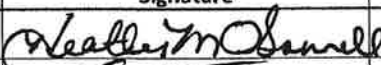
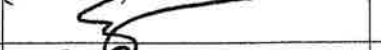
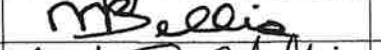
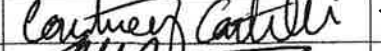

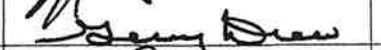
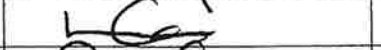
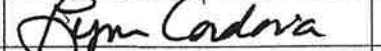
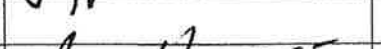






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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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	9/11/25	Heather O'Donnell		7465 Franktown Rd	heatherodonnell@yahoo.com
2	9/11/25	Deborah Cruze Bellis		1370 EAST LAKE BL.	deborah.jc.bellis@gmail.com
3	9/11/25	MARSHALL BELLIS		1370 EAST LAKE BL.	marshallbellis@yahoo.com
4	9/11/25	Courtney Cartellieri		2998 Eastlake Blvd	courtthetaly@gmail
5	9/12/25	Miki Griffin		15175 WEST WIND CIR.	Mikig57@SBCglobal.net
6	9/12/25	GERRY DREW		1805 BRENDA WY. W.V.	—
7	9/13/25	JR Cordova		205 Monarch Dr	neuhder@aol.com
8	9/13/25	Ryan Cordova		205 Monarch Dr	ryan@stargear.net
9	09/13	Jerry Hansen			
10	09/13	BERRY HAVUEN		70 SUNBELT LN	JHANKIEKAS@AOL.NET
11	09/13	Catherine Shush		4373 S. Jumbo Circle	
12	09/13/25	Nyrodia S. Rew		4060 Bluewing Ln Washoe Valley	rewzoo@SBCglobal.net
13	09/13/25	JOHN REW		4060 BLUEWING LN, WASHOE VALLEY	JOHNREW525@GMAIL.COM
14	9/13/25	Marlene Shindelbauer		3080 Lakeshore Dr WV NV 89201	chick_3121@yahoo.com
15	9/13/25	Theresa Shindelbauer		3080 Lakeshore Dr. WV NV 89204	shindelbauer@yahoo.com

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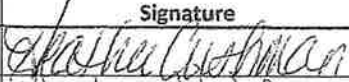



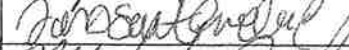
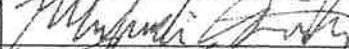



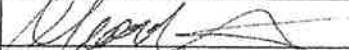
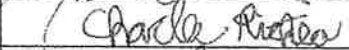
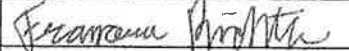



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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
 Attention: Julie Olander, Staff Planner

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.

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/10/24	Heather Cushman		4795 Callahan Ranch Trl, Reno, NV 89511	heather_cushman@...
2	8/10/24	Linda Miller		355 Esmeralda Dr. Washoe Valley 89704	washoe_windswept@a...
3	8/10/24	Katie Patterson		1435 Brenda Way Washoe Valley 89704	flopspot@aol.com
4	8/10/24	Joshua Patterson		1435 Brenda Way Washoe Valley 89704	flopspot@aol.com
5	8/10/24	Joyana Southerland		187 Concho Dr. Reno, NV 89521	gorthatjoy.joyoy@gmail.com
6	8/10/24	Malachi Southerland		187 Concho Dr. Reno, NV 89521	
7	8/10/24	Carole Southerland		187 Concho Dr. Reno, NV 89521	amsaviation@sbglobal.net
8	8/11/24	Troy Dillard		183 Concho Dr. Reno, NV 89521	ganddfe@me.com
9	8/11/24	Brenon Dillard		183 Concho Dr. Reno, NV 89521	bsenlon@icloud.com
10	8-11-24	George Richter		188 Concho Dr. Reno, NV 89521	dogdogentstore@gmail.com
11	8/11/24	Charlie Richter		188 Concho Dr. Reno, NV 89521	charlie.richter006@gmail.com
12	8/11/24	Frankie Richter		188 Concho Dr. Reno, NV 89521	Frankiebellrichter@gmail.com
13	8/11/24	Severest Prosser		188 Concho Dr. Reno, NV 89521	severestprosser@gmail.com
14	8/11/24	Barbara Dillard		183 Concho Dr. Reno, NV 89521	ganddfe@me.com
15	8-12-24	MARK WOOD		3455 PLEASANT VALLEY	MWOOD@GMAIL.COM

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/11/24	BONNIE MONDELLE	Bonnie Mondelle	162 Concho Dr.	
2		Donna Giottonini	Donna Giottonini	162 Concho Dr	
3	8/12/24	Barbara Emanuel	B. Emanuel	390 Old Washoe Cir 89704	Bemanuel@charter.net
4	8/12/24	BARBARA TWITCHELL	Barbara Twitchell	184 Concho Dr 89521	barbaratwitchell@gmail.com
5	8-12-24	WIRT TWITCHELL	Wirt Twitchell	184 Concho Dr Reno NV 89521	wirttwitchell@gmail.com
6	8/12/24	Debbie Primm	Debbie Primm	22830 Carriage Dr Reno 89521	primm.deb1@yahoo.com
7	8/12/24	Diane Hicks	Diane Hicks	135 Concho Dr, Reno 89521	Lovnjc@aol.com
8	8/12/24	Julie Wlodarczyk	Julie Wlodarczyk	22820 Carriage Dr Reno 89521	postaljulie@gmail.com
9	8/20/24	Suzanne Walker	Suzanne Walker	3030 CITIPARK WY NV 89704	suzanne.b9@rocketmail.com
10	8/23/24	Matt McFadden	Matt McFadden	190 E Laramie Dr Reno 89521	Matt2McFadden@gmail.com
11	8/28/24	Laurin Davis	Laurin Davis	201 W. Laramie Dr Reno 89521	imlapd@proton.me
12	7/12/25	NICHOLAS MONTGOMERY	Nicholas Montgomery	2160 LAKESHORE DR. WASHOE VALLEY NV 89704	NMONTY13@GMAIL.COM

PUBLIC COMMENT

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
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Petition Signatories (15 signatures per page)

Date	Name (Print)	Signature	Address	E-mail Address
8/10	Katie Lopez	Katie Lopez	6065 Kendra St	KateOverton@MSN.com
8/10	Vicki Overton	Vicki Overton	880 WASHOE DR	VickiOverton@MSN.com
8/10	John Overton	John Overton	880 WASHOE DR	JHOVERTON@MSN.COM
8/10	Anna Kertfoot	Anna Kertfoot	25 Middlefield pl.	annaKertfoot@gmail.com
8/10	Annabella	Annabella	3410 Neil Rd	turtlepit.whicco@gmail.com
8/10	Renee Gubler	Renee Gubler	105 Rawhide Dr Reno NV	reneeagubler@yahoo.com
8/10	Ryan Bocks	Ryan Bocks	125 E. LARAMIE DR.	RPBLOCKS1@gmail.com
8/10	Shalimar Morris	Shalimar Morris	120 E. LARAMIE DR	SHALIMARLEAP@aol.com
8/10	JANIS MARLANE	JANIS MARLANE	120 E. LARAMIE DR.	JANISMARLANE7@ICLOUD.COM
8/10	Donna Stegman	Donna Stegman	22825 Carriage Cr.	DStegman@me.com
8/10	Dawson King	Dawson King	22835 Carriage Pr.	idking18@yahoo.com
8/10/24	KATHLEEN HANCOCK	KATHLEEN HANCOCK	22845 CARRIAGE DR.	KATHLEELKINGSTON@yahoo.com
8/10/24	Jessica Adams	Jessica Adams	105 E Laramie Dr	adamsjn@charter.net
8/10/24	Simone Solaequi	Simone Solaequi	142 CONCHO DR.	SSOLAEQUI@gmail.com
8/10/24	Jennae Solaequi	Jennae Solaequi	142 Concho Dr.	jennae campos13@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.

Page: 1

WASHOE COUNTY
 PUBLIC COMMENT
 TM06-001

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	08/11/24	Lynnette Kemp	[Signature]	172 Herford Way	
2	8-11-24	Steven R. Dinkels	[Signature]	13475 Stonybrook Rd	
3					
4					
5					
6					
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PUBLIC					

WEM24-001
PUBLIC COMMENT

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: 1

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	Tim Rowen	205 Sauer Ln Reno NV	
	Michael Schardt	Michael Schardt	205 Sauer Ln Reno NV	MSCHARDT@MAIL.COM
	Cynthia Schardt	Cynthia Schardt	205 Sauer Ln Reno 89521	cindy.schardt@yahoo.com
	KATHERINE OVERSTONE	Katherine Overstone	177 Concho Dr Reno 89521	rkoverstone@gmail.com
	Robert Overstone	Robert Overstone	201 Sauer Ln Reno NV 89521	
	Dale Overstone	Dale Overstone	201 Sauer Ln	daleoverstone75.com
	Robert Overstone	Robert Overstone	177 Concho Dr. Reno NV 89521	rkoverstone@gmail.com
	Ronny Prisco	Ronny Prisco	198 Concho Dr Reno NV	
	Jack Taylor	Jack Taylor	22813 Carriage Dr Reno, NV	j1t3@shcglobal.net
	James Scumey	James Scumey	22810 Carriage Dr Reno NV	
	Beth Perryman	Beth Perryman	22810 Carriage Drive	skigots@aol.com
	Paula Townsend	Paula Townsend	3230 Basswood Ct Reno NV	p.townsend@aol.com
	Janice Marra	Janice Marra	22890 Carriage Dr Reno NV	janice.marra@epic.com
	William J Denoyer	William J Denoyer	22890 Carriage Dr Reno NV	Sonny Denoyer@gmail.com
	Kevin Kemp	Kevin Kemp	172 Hereford Way	

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: _____

WEM2-001
 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	4-10-25	GREG FLEET HER		3745 Churchill Dr.	greg325@yahoo.com
2	4-10-25	Greg Fleeter		1870 South Sage Rd	greg.fleeter@gmail.com
3	4-18-25	Jodi Kelley		285 McClellan drive	littleflorrie@gmail.com
4	4-18-25	Charles Kelley		285 McClellan drive	
5	5-1-25	Paula W. Gray		1410 Rockledge Rd.	
6	5-6-25	Kathleen Marie Houghton		3345 Churchill Dr. Washoe Valley	Lneave@charter.net
7	5-6-25	Kathy Chambers		Washoe Valley	kchambers@charter.net
8	6-30-25	Margaret Starnell		1320 Dunbar Cir NW	margstarnell@yahoo.com
9	6-3-25	Vicki Remington		1005 Rainbowway CC NV 89701	vremington@yahoo.com
10	6-3-25	Diane Hicks		135 Concho Dr. Reno 89521	60vnc@aol.com
11	6-3-25	John Hicks		135 Concho Dr. Reno 89521	lets hunt 1@aol.com
12	6-5-25	Debra Noble		3010 Chipmunk Dr Reno 89704	debrahreno@juno.com
13	6-11-25	Shanna Bearden		20860 Eaton RD Reno NV 89521	
14	6-13-25	KATE REGIER		3295 Churchill Dr Washoe NV 89704	
15	6-20-25	Marilee Beattie		1805 Oakwood Rd Washoe Valley NV 89722	marileebeattie@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.

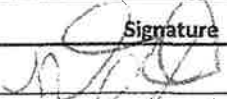
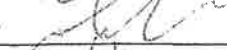


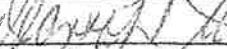
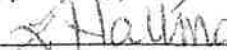
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	Date	Name (Print)	Signature	Address	E-mail Address
1	1/17/25	Rickey Eick		49 Montclair Sparks NV 89441	rickey@yahoo.com
2	3/6/25	Mary Samuels		22832 CARROLL DR 89512	-
3	3/6	Lincoln Smith		51643 CLARK DR NV 89704	newdaysdrea@hotmail.com
4	3/10	Terrence Samuels		3255 PERSHING LANE 89764	terrence@grad.com
5	3/14	Deanna Nunez		2283 Stone Dr Reno NV 89511	deanna.nunez@qchar.net
6	3/14	Lisa Hallmark		1455 Dunbar Dr CC NV 89704	lhallmark@yahoo.com
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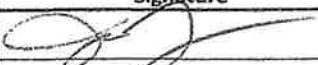


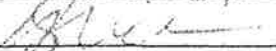

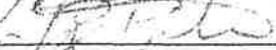
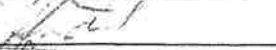
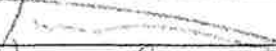






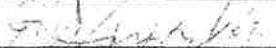
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	Date	Name (Print)	Signature	Address	E-mail Address
1	11/24/24	James Farmer		3195 Holly Lane Washoe Valley, NV	JamesFarmer2@Maverick.net
2	11/24/24	Aja Bjerke		13120 Companion Ct Reno NV	
3	11/24/24	Melinda Blackburn		2955 Bruce Dr on Alameda Hwy 974	melinda_blackburn@yahoo.com
4	12/2/24	Stacie Clark		1919 SUNRISE PASS RD	stacieclark@yahoo.com
5		Russell Berger		4955 Carson Lee Blvd	RussellBerger@comcast.net
6	11/3/24	Jim Peters		1165 D. Ash Dr. Washoe Valley	
7	11/6/24	Jason Krabel		3300 Silver Lake Dr. Reno, NV	jkrabel@earthlink.net
8	12/1/24	Michael Stophlet		2060 Silver Lake Rd	10326424x@yahoo.com
9	12/1/24	Jessica Gardner		555 Raven Wing Rd.	theLorax1@me.com
10	12/3/24	Karen Dold		13375 Strunkland Dr 89571	kardold@me.com
11	11/27/24	Melanie Brown		9447 William St Dr 89571	melaniebrown@earthlink.net
12	12/26/2024	Rachel Hahn & Jason Strull		3170 Malloy Ln Way Washoe Valley NV 89704	Rachel.hahn@gmail.com
13	12/27/2024	Kerin Rowe		9050 Double R Blvd ^{Reno} 89521	KROWE207025bcghbml@me.com
14	11/2/25	Margy Crank		6051 Pers. Rd Carson City NV	imargy@yahoo.com
15	11/2/25	Greg Anderson		6051 Pers. Rd Carson City NV	anderson.greg@me.com

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Date	Name (Print)	Signature	Address	E-mail Address
10/11/24	MARTHA SMALLEY		11601 KERNITE COURT RENO 89516	CINTASMA@GMAIL.COM
10/14/24	Barbara Rainey		15120 Westline Cir Reno 89521	renorainey@gmail.com
10/16/24	CATHERINE VANDERLIE		325 VIOLA WAY, PLEASANT VALLEY 89704	C.VANDERLIE@GMAIL.COM
10/17/24	Brittney Johnson		2775 Fairway Rd, Reno NV 8952	brittneyjohnson@yahoo.com
10/17/24	Cynthia Curle		5844 Rock Farm Rd, Reno NV 89511	CurleCyd@gmail.com
10/21/24	Robert Kward		20540 Forest Rd Reno 89521	ckward2017@gmail.com
10/29/24	Birgitta Depauli		12185 Sierra Dr. Truckee, CA	birgittadepauli@gmail.com
10/29/24	Michael Synstelien		2420 Bennett Ave Carson City 89703	Synstc2@verizon.net
11/1/24	CINDIA SMITH		3640 CLARK DR W NV 89701	NEBADASMITHA22@MSN.COM
11/5/24	Jodie Miller		3870 N. Glen St, Washoe Valley NV 89750	Jodie.miller@comcast.net
11/8/24	Linda Kyroski		18035 Lake Vista Rd Washoe Valley	Linda.kyroski@gmail.com
11/8/24	Gregory James		15944 Fawn Lane Reno 89511	greg-james@comcast.net
11/14/24	Laurianne Thorman		22880 Carnegie Pt Reno NV 89524	laurianne.gil.thorman@gmail.com
11/18/24	Faith Walker		9751 Northman Ln Reno	voodookiller@gmail.com
11/18/24	Bethany Cox		55 Cottontail Ln Washoe Valley 89751	bethanycox3452@gmail.com

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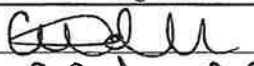
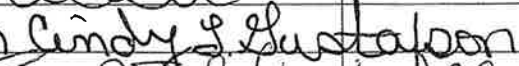
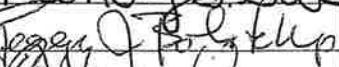
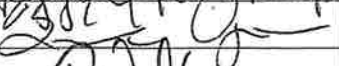
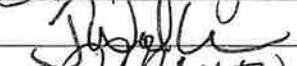
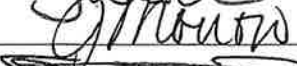
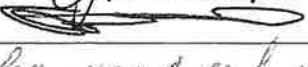



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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/26	ERIN SPOHR		201 SURREY DR RENO	espoehr86@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-upton@icloud.com
5	8/26	Jared Walker		111 W LARAMIE DR	jerryeatworld@gmail.com
6	8/26	Jennifer Morrow		55 West Laramie Dr.	jen-nish@aol.com
7	8/26	Frank Hawthorth		55 West Laramie Dr.	chipsplumbing@earthlink.net
8	8/28	Cameron McSwaney		20445 Temelco Wy	cameron.mesweeney@twinkl.com
9	8/28	Erica Bruemmer		20 Sunbeam Lane Reno	ericabruemmer@yahoo.com
10	8/28	Elizabeth Schuler		2215 Rhoda Rd Reno	BethMM60@gmail.com
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/5	Mark T. Brown	[Signature]	220 Golden Ave. Rt. 2 Box 116	W50012201@Yahoo.com
2					
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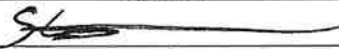


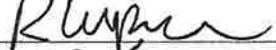

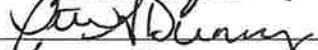



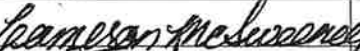
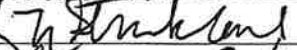


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1	4/17/25	STEVE BENNETT		3075 BRONDA, WU 89704	Steve.bennett, 4056016@al.net
2	4/17/25	Jason Ellickson		22817 Carriage Dr NV 89511	musicalmoh@gmail.com
3	4/17	Elizabeth Borker		600 Theobald Ln Reno	elizabethborker@comcast.net
4	4/17/25	RICHARD COOPER		285 Flicker Cir WU	washoevalley@gmail.com
5	4/17/25	Alexandra Cooper		" " " "	" " " "
6	4/17/25	Beth Dunning		20830 Cooke Dr Reno NV 89511	gotphotos@chates.net
7	4/17/25	William Dunning		" " " "	" " " "
8	4/17/25	Rich Poore		131 Waterford Ct Reno 89511	Richard.Poore@netapp.com
9	4/17/25	Mitch Freeman		291 SURREY CT RENO 89521	KMRBFREE@yahoo.com
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11					
12	4/17/25	Cameron McSweeney		20445 Temblee Wy Reno, NV 89511	Cameron.McSweeney@TWFG.com
13	4/17/25	Nancy Strickland		106 US 395, Washoe Valley	
14	4/17/25	Maureen Collins		325 Braude way, Washoe Valley	Maureen.O.Collins@gmail.com
15	4/17/25	JAY H. COLLINS		325 Braude way, Washoe Valley	JayHalscyCollins@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17/25	ARTHUR SAWIZ		270 KITS WY, RENO, CA	ART@SEEDGROUPLA.COM
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	Date	Name (Print)	Signature	Address	E-mail Address
1	10-9-24	Valerie Williams		3010 Lyon Ln, Carson City 89704	wvalerie76@gmail
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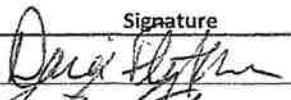
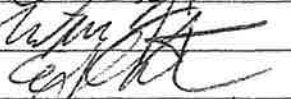


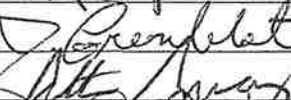
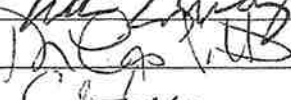
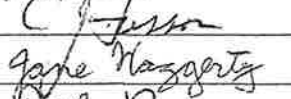
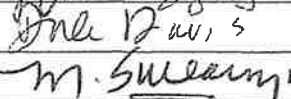

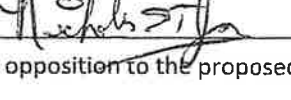




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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/19/24	Darci Fletcher		835 Brenda Way NV 89704	Darci.Fletcher@gmail.com
2	8/19/24	Will Fletcher		835 Brenda Way NV 89704	
3	8/19/24	Clar		1812 Alameda Reno, NV	
4	8/19/24	JOAN SHARP		10050 ANNE ST 89521	
5	19Aug24	DENSE MYER		900 BELGRADE AVE RENO 89502	myer4nj@gmail.com
6	19Aug24	Mark Nelson		15347 Brushwood 89511	menelson@gmail.com
7	8/19/24	David Greenblatt		614 Moab Ct. 89511	mardyldav@charter.net
8	8/19/24	Cathy Conway		255 N. Sierra St 89501	
9	8/19/24	Diane Pitts		6584 Champetree Reno 89511	
10	8/19/24	CHRIS HUSSAR		17175 SNOWBERRY RENO NV 89511	cjhussardads@gmail.com
11	8/19/24	JANE HAGGERTY		2395 SOLITUDE DR, RENO	haggerty1024@att.net
12	8/19/24	Dale Davis		6627 Subser Ct Reno	dale@toplineleadership.com
13	8/19/24	MARY SWEARINGIN		12715 Fieldcreek Ln, Reno 89511	mimiandstephanecharter.net
14	8/19/24	Bill Stone		17155 SNOWBERRY RENO 89511	US.SPDEVCE@GMAIL.COM
15	8/19/24	NICHOLAS ST JOHN		c/o 280 GREG ST, #10, RENO 89502	

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: 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	8/17/24	SANJA GREGORY	<i>SGregory</i>	320 SANCTUARY Way, Washoe Valley, NV	SANJA.JUINO@GMAIL.COM
2	8/17/24	Suzanne Whalley	<i>SWhalley</i>	4870 FRECKLES Ct WASHOE VALLEY	TWIN_STAR@MSU.COM
3	8-17-24	Thomas Tizzani	<i>tho tiz</i>	330 Little Washoe Dr. Washoe Valley	ptw4c33@gmail.com
4	8-17-24	Kathryn Welch	<i>KWelch</i>	375 Esmeralda Drive Washoe Valley	knwelch87@gmail.com
5	8/17/24	Dean Welch	<i>Dean Welch</i>	375 Esmeralda Dr, Washoe Valley	tempog186@gmail.com
6	8-17-24	Ann McLaughlin	<i>Ann</i>	3325 WHITE PINE DR	lolo75317@yahoo.
7	8-17-24	Samuel Sheroff	<i>Sheroff</i>	3325 White Pine Dr	normad4252@galco.ca
8	8-17-24	Sennell Peck	<i>Sennell Peck</i>	5675 meacham st Washoe Valley	wasnoeloomis@gmail.com
9	8-17-24	Phillip Loomis	<i>Phillip Loomis</i>	5675 meacham st Washoe Valley	wasnoeloomis@gmail.com
10	8/17/24	Michelle Moreno	<i>Michelle Moreno</i>	320 Galena Pines Rd Reno NV 89521	michelle.moreno45@gmail.
11	8/17/24	Michael Bush	<i>Michael Bush</i>	3025 WHITE PINE DR. Washoe Valley NV 89704	WIXTIGER05@yahoo.com
12	8/17/24	Gene E. Johnson	<i>Gene E Johnson</i>	320 COOT Way, Washoe Valley 89704	candgenviro@gmail.com
13	8/17/24	Patricia Bobo	<i>Patricia Bobo</i>	1580 Brenda Way, Washoe Valley 89704	tigerpaw79@yahoo.com
14	8/17/24	ORION BOBO	<i>Orion Bobo</i>	1580 BRENDA WAY, WASHOE VALLEY 89704	ORIONBOBO@YAHOO.COM
15	8/17/24	Linda Harrison	<i>Linda Harrison</i>	395 US HWY 395 N. Washoe Valley	shoponly395@aol.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.

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Joanne Call	J Call	200 W. Guffey Dr.	jcall3159@gmail.com
2	8-17-24	Dave Call	Dave Call	200 W Guffey Dr	N659SD@HOTMAIL.COM
3	8/17/24	Barbara Farley	Barbara Farley	45 Lewers Creek Rd	Barb farley 45@yahoo.com
4	8/17/24	ALLEN FARLEY	Allen Farley	75 LEWERS CREEK RD	BARB FARLEY 45 @ YAHOO.COM
5	8-17-24	HARRY DEAN WHITLOCK	Harry Dean Whitlock	3650 Lyon Ln	lisandean@sbcglobal.net
6	8-17-24	Marvin Sevedge	Marvin Sevedge	1505 Hot Springs Rd	Sevedge@charter.net
7	8-17-24	Alec Sevedge	Alec Sevedge	1505 Hot Springs Rd	" "
8	8/17/24	Jamie Frayne	Jamie Frayne	200 E Hampton Dr, 90 W Laramie Dr	chfujt15@gmail.com
9	8/17/24	Donald J. Libby	Donald J Libby	4095 Woodcock Way	donlibbymail@gmail.com
10	8-17-24	CARMA J. Taylor	C Taylor	3090 White Pine Dr	heycjtaylor@gmail.com
11	8-17-24	Katie m Park	Katie m	320 Little Washoe Dr	Kjgotfast@gmail.com
12	8/17/24	BRETT JAMES	Brett James	1785 SLIDE VIEW WAY WV	BRETT33621@GMAIL.COM
13	8/17/24	Pamella J Hinds	Pamella J Hinds	1300 Brenda Way	CSr265@gmail.com
14	8-17-24	Mary Logan Lewis	Mary Logan Lewis	3415 Clark Dr. WV	Boneyedgr123@hotmail.com
15	8-17-24	Arsel Lewis	Arsel Lewis	3415 Clark Dr	paula.lewis@yahoo.com

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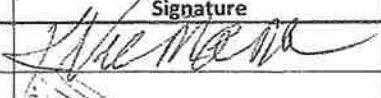


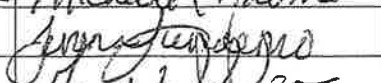
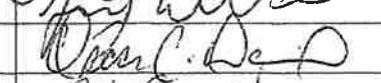

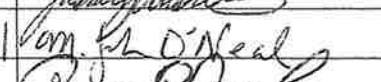

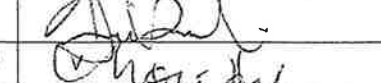
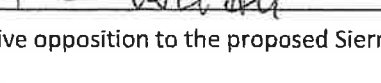



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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Kathy Wipman		4030 Drake Valley	WIPMANAKH@VERIZON
2	8/17/24	Noah's Sugarman		2345 Buerstein Dr Washoe Valley	
3	8/17/24	Mike Blasquez		4750 Giles way Washoe Valley NV	mblasquez@bcglobe.net
4	8/17/24	Josie Espinoza		4060 Blue way W. y Washoe Valley NV	digits9.5@hotmail.com
5	8/17/24	MICHELLE C. PALMER	Michelle C. Palmer	2125 BRENDAWAY, WASHOE VALLEY, NV	absolutelym@att.net
6	8/17/24	Jenna Lundemo		1845 Eastlake Blvd Washoe Valley, NV	jennalundemo@gmail.com
7	8/17/24	Gary DeVore		3600 Douglas Dr Washoe Valley	gord88948@duke.com
8	8/17/24	Oscar David		3035 Bonfire Ln Reno	odflyer1@yahoo.com
9	8/17/24	Rita Santa		4290 Gaudin Lane	izrita@comcast.net
10	8/17/24	Zachary Andrews		1472 Brenda Way	Zandrews13@gmail.com
11	8/17/24	Michelle John O'Neal		320 Wildlife Way Washoe Valley NV	mdj5461@aol.com
12	8/17/24	RANDY O'NEAL		320 Wildlife Way, Washoe Valley NV	RRONeal14@gmail.com
13	8/19/24	Jakov Tolhurst		240 Monarch Dr. Washoe NV 89704	JakovT@gmail.com
14	8/17/24	Jesse Kimbro		775 Washoe Drive 89704	Kimbrojess23@gmail.com
15	8/17/24	Cynthia M Khed		110 Jackdaw Lane Washoe Valley	Cynthiaherb@aol.com

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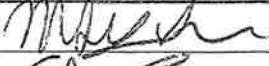
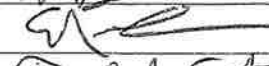
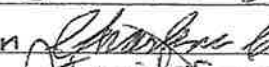
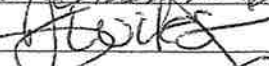
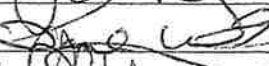

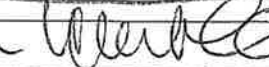
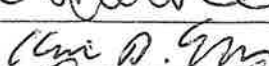
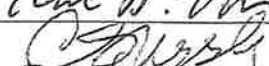



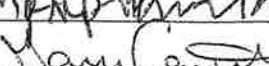
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Margaret Killough		2160 Ox Circle Washoe Valley 89404	maggiekillough@yahoo.com
2	8/17/24	ERICKA NELSON		305 Flicker	
3	8/17/24	Paul SITZE	Paul A. Sitze	4220 EASTLAKE BLVD. ^{Washoe Valley}	pasitze@yahoo.com
4	8-17-24	Charlene Carman		2470 Chukard ^{Washoe Valley}	
5	8-17-24	Jennifer Wiles		420 Puma Dr.	jwiles16@yahoo.com
6	8/17/24	Paul Wiles		420 Puma Dr	PWiles65@yahoo.com
7	8/17/24	Boyle Powers		2349 Chipmunk	
8				2390 Buckskin Dr. W.V.	lukefreely@yahoo.com
9	8-17-24	Kara Clark Elvrum		5000 Madras St. W.V.	kelvrum@contractschooling.org
10	8-17-24	KEVIN ELVRUM		5000 Madras St W.V.	kelvrum@contractschooling.org
11	8/17/24	Lathy Sheela		4373 S. Jumbo Circle	skylark29@gmail.com
12	8/17/24	Donald Vonarx		1810 Brenda Way W.V.	donvonarx@gmail.com
13	8/17/24	Frank Beacham		5735 Madras St W.V. NV	
14		Veronica Beacham		5735 Madras St. W.V. NV	sumbeacham@att.net
15	8/17/24	Gary Cantrell		3955 ORMSBY PL Washoe NV	garycantrell69@aol.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. Aol.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/16/24	Lay MADORE	[Signature]	5740 Lyon Ln	LMadore@charter.net
2	8/16/24	Sean MADORE	[Signature]	1405 E. GURLEY DR	Seamadore@charter.net
3	8/16/24	GREG COLEMAN	[Signature]	240 WILLBUCK RD. RENO NV	ESTIMATING6775@GMAIL.COM
4	8/16/24	Robert Allen	[Signature]	435 Flicker Cir Washoe Valley	revroblakertan@gmail.com
5	8/16/24	Kevin FREDERICKS	[Signature]	725 RIVERSIDE DR RENO NV	KFREDNV@gmail.com
6	8/16/24	Brigitte Holcomb	[Signature]	66 Sunbeam Ln. Reno NV	Ibback2b@aol.com
7	8/16/24	SANDRA HAVNIEAR	[Signature]	70 SUNBEAM LN. RENO NV	JHAVNIEAR@CHARTER.NET
8	8/16/24	Lauren Hampton	[Signature]	3485 Clark drive	laurenhampton20@gmail.com
9	8/16/24	Phillip Longbath	[Signature]	2240 IVES AVE RENO	plough@mcgill.com
10	8/16/24	GABRIELA VELEZ	[Signature]	1034 ASPEN GROVE CIR	
11	8/16/24	Christine Johnson	[Signature]	320 Coot Way, Washoe Valley	cjanthledy@gmail.com
12	8/16/24	Curt Chipman	[Signature]	3310 Pershing Ln Washoe Valley	Curt.T77@outlook.com
13	8/17/24	Mike Lashen	[Signature]	3036 Chipman/C Dr W.V.	mike.ride52@gmail.com
14	8/17/24	Liz FORD	[Signature]	3255 Pershing Ln Washoe 89704	liz.ford9@gmail.com
15	8/17/24	Joseph Marzelli	[Signature]	335 Old Washoe Circle 89704	marzelli@me.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8-17	Stephanie Pirtle	[Signature]	1462 Eunice Way	deshaine@att.net
2	8-17	Mark Pirtle	[Signature]	1462 Eunice Way	mpirtle58@gmail.com
3	8-17	Eileen French	[Signature]	3650 Old US Hwy 395 N	my.meme.4three@att.com
4	8-17	MAUREEN COLLINS	[Signature]	325 Brande Way, Washoe Valley	maureen.o.collins@gmail.com
5	8-17	Jay Collins	[Signature]	325 Brande Way, Washoe Valley	jayhalsexcollins@gmail.com
6	8-17	JOEL BREWEN	[Signature]	1293 BRENDA WAY	RADIOTECH STEELMAIL.COM
7	8-17	Delora Oetjen	[Signature]	1293 Brenda Way	maskfins@yahoo.com
8	8/17	Gina Sukethand	[Signature]	1460 Eunice Way Washoe Valley	dolcetera@sbcglobal.net
9	8/17	Suzanne Oriego	[Signature]	1465 E. Coffey Rd. Washoe Valley	Suzanneanddave@gmail.com
10	8/17	Louise Smith-Epton	[Signature]	4940 Leo Bingoch Washoe Valley NV	lsmith7011@stl.com
11	8/17/24	Nancy S. Brewster-Meredith	[Signature]	185 Cottontail Ln Washoe, NV	nsmmeredith@gmail.com
12	8/17/24	CARL KEITH	[Signature]	315 OLD WASHOE CIRCLE WASHOE VALLEY, NV	carlkeithjr@gmail.com
13	8/17/24	Kathryn Howard	[Signature]	145 Andrew Lane, Reno 89521	kedshoward@msn.com
14	8/17/24	CANDICE ELLIOTT	[Signature]	22 BELLE VUE RD WASHOE VALLEY 89704	WASHPEEPS@yahoo.com
15	8/17/24	GREG A. PARK	[Signature]	320 Little Washoe Dr. NV 89707	gg90fast@gmail.com

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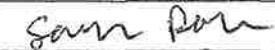








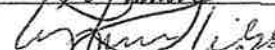

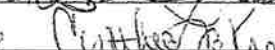


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1	8/17/24	Edward Hunt		5755 Old US Hwy 395 N	edhunt4533@gmail.com
2	8/17/24	Savannah Rehn		5755 Old US Hwy 395 N	savannahrehn@gmail.com
3	8/17/24	Kelly Rehn		5755 Old US Hwy 395 N	Kellyrehn@sbcglobal.net
4	8/17/24	Lauren Jones		22785 US Hwy 395 S.	laurenroaldson@gmail.com
5	8/17/24	Adam A Jones		22785 US Hwy 395 S.	aaalexanderjones@gmail.com
6	8/17/24	Jeanne Lilly-Molloy		1705 Irving Pl, Washoe Valley	molloyjeanne1@gmail.com
7	8/17/24	DONALD E. MOLLOY		1705 IRVING PL WASHOE VALLEY	NONE
8	8/17/24	GREG WILKERSON		1495 Hot Springs Rd Reno	
9	8/17/24	Lynda Wilkerson		1495 Hot Springs Rd Reno	lulumalock@sbcglobal.net
10	8/17/24	Nancy James		1785 Slide View way cc	brett316@aol.com
11	8/17/24	LYNN LIBBY		4095 Woodcock Way Washoe	lynn.libby@gmail.com
12	8/17/24	R. STEVE WASE		3835 Lyon Ln. WASHOE VALLEY, NV	
13	8/17/24	Cynthia LaRue		315 White Washoe Dr. CC NV	actdataucholac@hotmail.net
14	8/17	SONNY NAJAE		3090 WHITE PINE DR.	SONNY.NAJAE@GMAIL.COM
15	8/17	Jax Navae		3090 WHITE PINE	Jaxilbu@gmail.com

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1	8-17-24	James Lewis	<i>James Lewis</i>	3955 Ormsby Pl, Washoe Valley, NV	—
2	8-17-24	Elaine Martin	<i>Elaine Martin</i>	505 URO Home Rd " " "	elms55@sbccjdbd.net
3	8-17-24	Gerald Ross	<i>Gerald Ross</i>	788 Old Ophir Rd	gerald.ross@charter.net
4	8/17/24	Lisa Bury	<i>Lisa Bury</i>	1937 Lake Shore Dr.	lisaberry25@gmail.com
5	8/17/24	Bryon McGregory	<i>Bryon McGregory</i>	320 Sandhury Way, Wash Valley	gregoryink@gmail.com
6	8/17/24	Greg Herbold	<i>Greg Herbold</i>	110 Jackdaw Ln Washoe Valley	GHERB@qooqa@aol.com
7	8/17/24	Nanette Oleson	<i>Nanette Oleson</i>	287 Surrey Dr Pleasant V	nanette@nanetteoleson.com
8	8/17/24	Richard J. Italy	<i>Richard J. Italy</i>	215 DRAKE WAY W.V. EVERBROWN	01@GMAIL.COM
9	8/17/24	Lydia Teel	<i>Lydia Teel</i>	1420 Brenda Way, Washoe Valley, NV	peri.lydia@gmail.com
10	8.17.24	Mark Boyadjian	<i>Mark Boyadjian</i>	1480 Willomonte Road Reno, NV 89521	mboyadjian@comcast.net
11	8-17-24	Andrew Sels	<i>Andrew Sels</i>	3175 Holly Lane, Washoe Valley	Selsandrea@charter.net
12	8-17-24	Robbin Muller	<i>Robbin Muller</i>	19310 Annie Ln. Reno, NV	robbin@roll-chaiken.com
13	8-17-24	SUSAN ROLL	<i>Susan Roll</i>	19440 ANNIE LN. RENO, NV	SUSAN@ROLL-CHAIKEN.COM
14	8/17/24	DANA CHAIKEN	<i>Dana Chaiken</i>	19440 ANNIE LN RENO, NV	DANA@ROLL-CHAIKEN.COM
15	8/17/24	DARIN BERN	<i>Darin Bern</i>	5755 OLD US 395 W	DARINBERN@SBCGLOBAL.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.

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: 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	8/17/24	Luanne Poncig-Sorensen	<i>Luanne Poncig-Sorensen</i>	3345 Nye Dr. Washoe Valley, NV	postalcafe@charter.net
2	8-17-24	Richard Sorensen	<i>Richard Sorensen</i>	3345 Nye Dr. Washoe Valley, NV	Sorensenrichard@icloud.com
3	8/17/24	William Cowan	<i>Will Cowan</i>	90 Sunbeam Ln, Reno, NV	sculpin45@yahoo.com
4	17 Aug 24	Cathryn Cope	<i>Cathryn Cope</i>	315 McClellan Dr. Washoe Valley, NV	jace.cathy@reagan.com
5	17/08/24	GERALD COPE	<i>Gerald Cope</i>	315 McClellan Dr. Washoe Valley, NV	JACOICATHY@AOL.COM
6	8/17/24	TRACY McLeod	<i>Tracy McLeod</i>	5725 Meacham St Washoe Valley, NV 89704	tmcleod120@gmail.com
7	8-17-24	MIKE McLeod	<i>Mike McLeod</i>	5725 Meacham St Washoe Valley, NV 89704	PANVERS725@gmail.com
8	8-17-24	STEVE GIARDINA	<i>Steve Giardina</i>	1300 BRENOA WAY WASHOE VALLEY 89704	STEDIERICK@AOL.COM
9	8-17-24	Brenda Julian	<i>Brenda Julian</i>	325 Esmeralda Dr Washoe Valley, NV	BLJULIAN60@gmail.com
10	8-17-24	Thomas Julian	<i>Thomas Julian</i>	325 Esmeralda Dr Washoe Valley, NV	TWJulian1956@gmail.com
11	8-17-24	Kathleen Johns	<i>Kathleen Johns</i>	5620 Old Hwy 395N WV	Knvtrails@aol.com
12	8-17-24	Alfred Stibler	<i>Alfred Stibler</i>	395 Lake DR OLD WASHOE NV	fstibler@telus.com
13	8-17-24	Nakea French	<i>Nakea French</i>	335 Wildlife Way Washoe V, NV	nfrench64esbglobal.net
14	8/17/24	Brian O'Leary	<i>Brian O'Leary</i>	7300 Granite Ridge Ct Washoe Valley, NV	Olearybf@gmail.com
15	8/17/24	Bev Lubet	<i>Bev Lubet</i>	187 Pipenit St Washoe Valley	Beverlylubet@gmail.com

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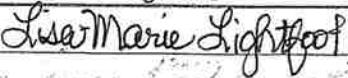




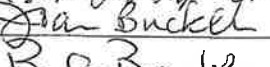
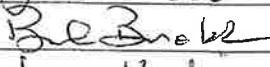
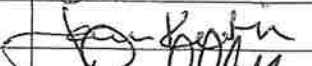
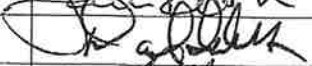

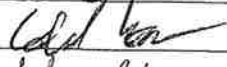
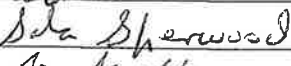
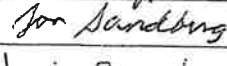
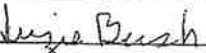
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17	Lisa-Marie Lightfoot		2050 Chipmunk Drive, Washoe Valley	lm1lightfoot@gmail.com
2					
3	8/17	Beverly Horn		3230 Churchill Dr. Washoe Valley	Hornspitality1@yahoo.com
4	8/17	Dennis Sweetland		4460 Emery Way, Washoe Valley, NV	dsweetland@gmail.com
5	8/17	Clayton Johnson		4080 Woodcock Way	Lizandking79@gmail.com
6	8/17	Shelly Brewer-Nelson		185 Potomac Way, Washoe Valley	joy.nov@charter.net
7	8/17	JOAN BUCKLER		10595 BLOCKADE DR RENO, NV	j.buckler@hotmail.com
8	8-17-24	Breo Buckler		10595 Blockade Dr - Reno, NV	b.buckler@hotmail.com
9	8-17-24	Jami Kerth		315 Old Washoe Circle, Washoe Valley	jammikert@gmail.com
10	8-17-24	David Iubelt		187 Poponia Ct. Washoe Valley	iubelt@aol.com
11	8-17-24	ERIC OTTENHEIMER		22 BELLEVUE RD. WASHOE VALLEY	ottenheimer2some@yahoo.com
12	8-17-24	Edward Powers		3915 White Pine Dr Washoe Valley	
13	8-17-24	Sala Sherwood		780 Washoe Dr. Washoe Valley	
14	8/17/24	Jon Sandberg		3067 White Pine Dr Washoe Valley	
15	8/17/24	Suzie Bush		180 Coyote Dr Washoe Valley	

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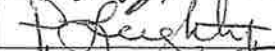
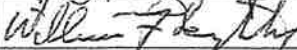
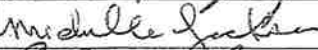


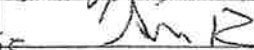

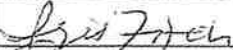
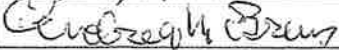



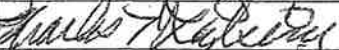

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Robert Harper		395 Poma Dr.	charperxx@att.net
2	8-17-24	Patricia Leighty		3930 Ormsby Place, W.V., NV	PatriciaLeighty@yahoo.com
3	8-17-24	William F Leighty		3930 Ormsby Place, W.V., NV	PatriciaLeighty@yahoo.com
4	8/17/24	Michelle Jackson		265 W. Coyote Dr. W.V., NV	iwillis@yahoo.com
5	8/17/24	Walter Hirsch		3955 Churchill Dr. W.V. NV	wh7225@aigmail.com
6	8/17/24	Sol Hirsch		3955 Churchill Dr. W.V. NV	cali9032@gmail.com
7	8/17/24	Sherril Pinnock-Rousse		5653 Old US 395 N W.V. NV	sherrilrousse@hotmail.com
8	8/17/24	Scott Rousse		5653 Old US 395 N W.V. NV	SAR-2112@hotmail.com
9	8/17/24	IRIS FITCH		365 Old Washoe Cir W.V. NV	
10	8/17/24	ANDY BRUNS		765 Old Washoe Cir W.V. NV	ANDREW.BRUNS@hotmail.com
11	8/17/24	David Hass		2945 Eagle St W.V. NV	lorenzofhass@hotmail.com
12	8/17/24	CARRIE HASS		2945 EAGLE ST. W.V. NV	carrie71705@hotmail.com
13	8/17/24	Julie Boyadjian		1480 Willomonte Rd. Reno, NV	juyub99@comcast.net
14	8/17/24	CHARLES LAKING		315 LITTLE WASHOE DR. WASHOE VALLEY NV 89707	ctlaking@charter.net
15	8/17/24	Marianne Sheahan		330 Little Washoe Dr. Washoe Valley NV	t.ziano7@gmail.com

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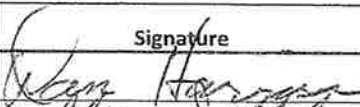




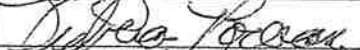

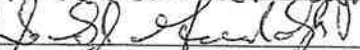

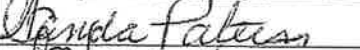
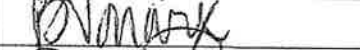



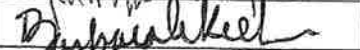
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Dan Harrison		39545 Hwy. 395 S.	shoponly@aol.com
2	8/17/24	Debbie Stiteler		395 Lake Dr Washoe Valley 89704	debbies849@yahoo.com
3	8/17/24	Heidi MacDonald		2215 Wildflower Dr. Washoe Valley	macdonald36@gmail.com
4	8/17/24	Stacy Ottenheim		22 Bellevue Rd Washoe Valley	Ottenheimr25me@yahoo.com
5	8/17/24	CRISTINA ALVAREZ		5755 WHITMAN ST WASHOE VALLEY	LIL.PI.GUY@GMAIL.COM
6	8/17/24	Sydney Rowan		3015 White Pine, Washoe	—
7	8/17/24	Delia Greenhalgh		140 Andrew Lane Reno, NV	sdsteamboat@gmail.com
8	8/17/24	Jack Greenhalgh		"	"
9	8/17/24	Diana SARTAIN		4300 DRAKE way WASHOE VALLEY NV 89704	hagleboy45@att.net
10	8/17/24	Wanda Paterson		3005 White Pine Dr WASHOE VALLEY NV 89704	paterson30@att.net
11	8/17/24	Barbara Vonarx		1810 Brenda Way WV, NV 89704	barbvonarx@gmail.com
12	8/17/24	Reuben Dawkins		425 Puma Dr 89704	RS.Dawkins@charter.net
13	8/17/24	John Richard Pileg		7451 Granite Ridge Ct Washoe Valley NV 89704	pileg.jack@gmail.com
14	8/17/24	Jill A. Dickinson-Pileg		7451 Granite Ridge Ct Washoe Valley NV 89704	jillamail@gmail.com
15	8/17/24	Barbara Keleher		8065 List Country Road, CC, NV 89703	sarbkhiker@yahoo.com

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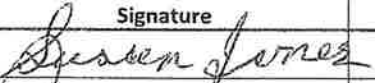


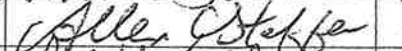










NV 89703

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

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	SUSAN JONES		3000 White Pine Dr	
2	8/17/24	Marlynn Cebel		305 ANDREW LN	mcebel@aol.com
3	8/17/24	Deborah Gorham		405 Puma Drive	bonanza ranch53@gmail.com
4	8/17/24	Allen Steffen		405 Puma Drive	allen.steffen@gmail.com
5	8/17/24	Ruth Kilgore		235 McClelland Dr	rkill154321@aol.com
6	8/17/24	Brianne McWilliams		2260 Wildflower Dr	yanza-child@yahoo.com
7	8/17/24	Roy Bridges		2260 wildflower dr.	roylbridges@gmail.com
8	8/17/24	Brad Peters		153 Peppy San Ct. Washoe Valley	rbradp@sbcsb.net
9	8-17-24	Deborah Milliron		7500 Granite Ridge Ct	mrsanpro@gmail.com
10	8-17-24	John Milliron		" " "	JPMilliron@gmail.com
11	8-17-24	Scott E. Soderstrom		8065 List Country Rd Carson City NV 89705	plumbob66@hotmail.com
12	8-17-24	Norah Hogue		2300 Wildflower Dr. NV 89704	Norah-h@charter.net
13	8-17-24	MARC HOGUE		2300 WILDFLOWER DR., NV 89704	
14	8-17-24	Madelene Carpenter		14237 Quail Springs Ct. RN 89511	mhcarpenter@sbcglobal.net
15					

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	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>	5185 Clark drive Washoe Valley	Codyhampton9@gmail.com
5	8/15/24	Richard Voss	<i>[Signature]</i>	1195 DUNBAR DR, WASHOE VALLEY	Voss44@SBCglobal.net
6	8-15-24	LYNND A VOSS	<i>[Signature]</i>	1195 DUNBAR DR, WASHOE VALLEY	LVVOSS208@SBCglobal.net
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
11	8-15-24	Justin Paidakovich	<i>[Signature]</i>	305 Kitts Way Reno, NV 89521	PEEDOK@MAC.COM
12	8-15-24	Sevanah Harrington	<i>[Signature]</i>	4755 Jumbo Grade Way	sevanahharrington@aol.com
13	8-15-24	Arel Mata	<i>[Signature]</i>	4170 CASA BLANCA RD 89502	areltorres75@gmail.com
14	8-15-24	Dan Mata	<i>[Signature]</i>	4170 Casa Blanca Rd 89502	danmata89@gmail.com
15	8-15-24	Mary Jo Madole	<i>[Signature]</i>	37801 yon Ln Washoe Valley 89704	

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/9/24	Jack D. Bell	Jack D Bell	3801 Lyon Ln Washoe Valley	SnoopyThba@aol.com
2	8/9/24	Lynda L. Bell	Lynda Bell	3801 Lyon Ln. Washoe Valley	lvgolden@gmail.com
3	8/9/24	Leigh Lunt	Leigh Lunt	3770 Churchill Washoe Valley	KACHINAWH@charter
4	8/9/24	JEFF MAI	Jeff Mai	220 FLICKER CIRCLE "	JEFFREY, ALAN, MAI
5	8/9/24	Stacie Swift-Smith	Stacie Swift-Smith	1232 Skinner Drive Washoe Valley	Stuemaess@gmail.com
6	8/9/24	Shannon Hill	Shannon Hill	4400 Eastlake Washoe Valley	Shannon.Hill.Teach@gmail.com
7	8-9-24	Linda Elliott	Linda Elliott	2905 Lakeshore Washoe Valley	LindaElliott@gmail.com
8	8-9-24	Anneke Schot	Anneke Schot	2905 Lakeshore Dr.	anneke.schot@ychoo.com
9	8-9-24	Joel Cote	Joel Cote	2336 E. Lake Blvd	JoelCote@ychoo.com
10	8/9/24	CRISTO BAKER	Cristo Baker	35 Cottontail Ln	cristobaker@gmail.com
11	8/9/24	Sharon Tetly	Sharon Tetly	35 Cottontail Ln	sharontetly@gmail.com
12	8/9/24	Vince Yane Baum	Vince Yane Baum	3475 Churchill Drive WV	VYBCCXETING@GMAIL.COM
13	8/9/24	Monica Sanchez	Monica Sanchez	1745 Tulare St. Reno N.V. 89502	monicagom22@gmail.com
14	8/9/24	Maxine Weiss	Maxine Weiss	3155 Holly Lane Washoe	Mesw3@aol.com
15					

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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	8/10/24	Heather Hunsaker	[Signature]	4697 Camino Rd Washoe Valley	hunsakerheather.net
2	8/10/24	J. Bruce Armstrong	[Signature]	4617 Camino Rd Washoe Valley	BruceArmstrong.net
3	8/10/24	Clare Holland	[Signature]	3830 Travel Way CC 89701	clareholland@gmail.com
4	8/10/24	Kristin Nether	[Signature]	4120 Beaver Dr Washoe Valley	kristin-nether@gmail.com
5	8/10/24	Dale Johnson	[Signature]	405 Old Washoe Cr 89701	dajohnsoner@gmail.com
6	8/10/24	Dennis Colburn	[Signature]	1520 Brenda Way NV	colburndennis@gmail.com
7	8/10/24	Darke Colburn	[Signature]	1520 Brenda Way Washoe Valley NV	darke.colburn@gmail.com
8	8/10/24	Chas Seifer	[Signature]	2680 Beaver Dr Washoe Valley	chas@charters.net
9	8/10/24	Diane Bunt	[Signature]	1870 Brenda Way	bunt1915@hotmail.com
10	8/10/24	Thomas MacNeil	[Signature]	2151 Port Kent Dr Sparks NV	thomasgss@gmail.com
11	8/10/24	Ken Trankle	[Signature]	4248 Gander Lane Washoe Valley NV	Trankle@gmail.com
12	8/10/24	Timmy West-Snyder	[Signature]	3640 Yon Lane Washoe Valley NV	WWSnyder@gmail.com
13	8/10/24	Therese Heide	[Signature]	2175 Lake Shore Dr NV 89704	blidview@aol.com
14	8/10/24	Barbara Nether	[Signature]	2350 Beaver Dr Washoe Valley NV	barb@nether.com
15	8/10/24	Ryan Schell	[Signature]	3193 Lyon Lake Washoe Valley	Ryan.Schell@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.

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1	8/10/24	Stacy Riolo		2035 Buckskin Dr. WV 89704	scriob@charter.net
2	8/10/24	Susan V Riolo		1490 Brundage Way WV 89704	maxwell4me@starglad.net
3	8/10/24	Toni Page L		3415 White Pine Dr 89704	dogslittlehelpers@gmail
4	8-10-24	Lynne Nelson		3801 Lydon Lnc. Washoe Valley NV	
5	8-10-24	Brian Harvey		4255 Gander Ln. Washoe Valley, NV 89704	brian@skyglobal.net
6	8-10-24	Robert Tschida		3022 Sydney Circle	
7	8-10-24	Carmen Tschida		3022 Sydney Circle	
8	8/10/24	Teri Skabronner		3550 Big Sky Ct. Reno, NV 89533	tstarr2@gmail.com
9	8/10/24	Eileen Thomas		3370 White Pine Dr Washoe Valley	etride@me.com
10	8/10/24	Nick Finlen		3265 Nye Dr, Washoe Valley NV 89704	nfinlen@comcast.net
11	8/10/24	Eren Engelsen		3265 Nye Dr. Washoe Valley 89704	
12	8/10/24	Anna Rodegard		3265 Nye Dr. Washoe Valley 89704	
13	8/10/24	Lars Engelsen		3265 Nye Dr. Washoe Valley 89704	
14	8/10/24	sky Osilli		3265 Nye Dr. Washoe Valley 89704	
15	8/10/24	Robert H. Herring		2020 Rafter Dr. Washoe Valley	robert.h.herring@skyglobal.net




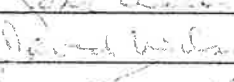

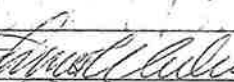
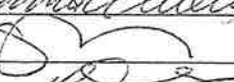

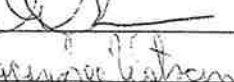
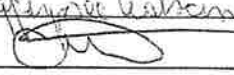
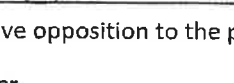


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	Date	Name (Print)	Signature	Address	E-mail Address
1					
2					
3	8/10	Brittani Datu		2970 HAWK ST.	brit.brit12@gmail.com
4	8/10	David Wilson		1913 S. ...	dave.wilson@...com
5	8/10	David Wilson		1913 S. ...	
6	8/10	David Wilson		3000 ...	
7	8/10	David Wilson		3000 ...	dave.wilson@...com
8	8/10	David Wilson		3000 ...	
9	8/10	David Wilson		3000 ...	
10	8/10	Tom ...		22872 ...	
11	8/10	Andry See-Sang		605 Oro ...	
12	8/10	Michael ...		605 Oro ...	
13	8/10	Elaine Oxley		3850 ...	
14	8/10	Cypsy Lee Watson		3350 ...	mcgypsy@...com
15	8/10	Cinex Amado		665 ...	keatiana09@gmail.com

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1	8/10/24	Laure Turner	<i>Laure Turner</i>	3620 Esmeralda DR.	nevada4LTEsbcbg@bba
2	8/10/24	Madison Lopez	<i>Madison Lopez</i>	125 Jackdaw Cir	madisonkatalan@yahoo.com
3	8/10/24	Aaron Allison	<i>Aaron Allison</i>	3560 Churchill DR	aaron.allison74@gmail.com
4	8/10/24	Devon Kapp	<i>Devon Kapp</i>	3560 Churchill DR	DBK1862@gmail.com
5	8/10/24	Candy Allison	<i>Candy Allison</i>	3560 Churchill DR	candyallison74@yahoo.com
6	8/10/24	Nash Johnson	<i>Nash Johnson</i>	2225 Bookskin Dr	mstangrid@yahoo.com
7	8/10/24	Mariah Pickett	<i>Mariah Pickett</i>	3710 CHURCHILL DRIVE	mariahpickett@gmail.com
8	8/10/24	Helen Crawford	<i>Helen Crawford</i>	890 Washoe Drive	magroses83@gmail.com
9	8/10/24	Sarah Langman	<i>Sarah Langman</i>	810 Washoe Drive	slangman70@gmail.com
10	8/10/24	Jennifer Harriman	<i>Jennifer Harriman</i>	1310 Eastlake Blvd	jharriman84@comcast.net
11	8/10/24	MIKE HARRIMAN	<i>Mike Harriman</i>	1310 EASTLAKE BLVD	MEH414@COMCAST.NET
12	8/10/24	Dominic Dea Fuente	<i>Dominic Dea Fuente</i>	175 W. Coyote Dr.	hender_shot7@yahoo.com
13	8/10/24	SUSAN HAHN	<i>Susan Hahn</i>	175 W. COYOTE DR.	at.least_21@yahoo.com
14	8/10/24	RON ALLISON	<i>Ron Allison</i>	3560 CHURCHILL DR	CAPRON41FJ40@YAHOO.COM
15	8/10/24	Robyn Albaeck	<i>Robyn Albaeck</i>	4720 Giles Way Washoe Valley	ralbaeck@yahoo.com

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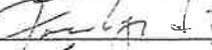
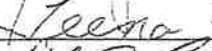
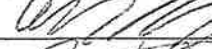

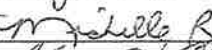

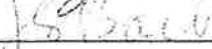

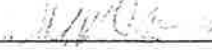
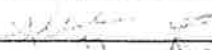

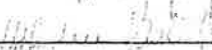

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/10/24	Michelle Ting		3710 Lakeshore Dr	dargydaydreams@gmail.com
2	8/10/24	Stephen Ting		3710 Lakeshore Dr	Sctingdr@gmail.com
3	8/10/24	Tacelyn Simmons		550 Mt Mahogany Ct	wmltxreade@gmail.com
4	8/10/24	TEENA PARK		3695 WHITE PINE	epark10325@gmail.com
5	8/10/24	Ashley Brown		3635 white pine Pl	afrcas5590@yahoo.com
6	8/10/24	Stella Williams		3005 Chipmunk Dr	Swilliams7444@gmail.com
7	8/10/24	MICHELLE BLASQUEZ		4750 GILES WAY	mblasquez2@sbcglobal.net
8	8/10/24	MARY MILLER		806 WASHOE DR	DMillers@GMAIL.COM
9	8/10/24	Jessica S. Bailey		15000 Lakeshore Dr	jbailey1234@gmail.com
10	8/10/24	Michael S. Reed		10000 Lakeshore Dr	mreed1234@gmail.com
11	8/10/24	John Doe		10000 Lakeshore Dr	jdoe1234@gmail.com
12	8/10/24	Jane Doe		10000 Lakeshore Dr	jdoe1234@gmail.com
13	8/10/24	John R. Thompson		10000 Lakeshore Dr	jrt1234@gmail.com
14	8/10/24	John R. Thompson		10000 Lakeshore Dr	jrt1234@gmail.com
15	8/10/24	John R. Thompson		10000 Lakeshore Dr	jrt1234@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/10/24	James A. Schell	[Signature]	7310 Lyon Lane Washoe Valley, NV	James.A.Schell@gmail.com
2	8/10/24	Justin Schell	[Signature]	5215 Lyon Lane Washoe Valley, NV	Justin.Schell@gmail.com
3	8/10/24	John Schell	[Signature]	6023 Chaparral Dr. Washoe Valley, NV	John.Schell@gmail.com
4	8/10/24	Dawn McQuinn	[Signature]	3705 Buckhorn Dr. Washoe Valley, NV	Dawn.McQuinn@gmail.com
5	8-10-24	Michelle Eckhardt	[Signature]	3710 White Pine Washoe Valley NV	[Signature]
6	8/10/24	Linda Dale	[Signature]	2235 Ralph St. Washoe Valley, NV	Linda.Dale@gmail.com
7	8/10/24	Chapman Nellum	[Signature]	1743 Shiloh Ave. Washoe Valley, NV	Chapman.Nellum@gmail.com
8	8/10/24	James Marshall	[Signature]	123 Tule (Washoe Valley, NV)	James.Marshall@gmail.com
9	8/10/24	Stephan Hall	[Signature]	9080 Bridge Ave Washoe Valley NV	Stephan.Hall@gmail.com
10	8/10/24	SHEA CLARK SMITH	[Signature]	2235 LAKEHORE DR. WASHOE VALLEY	Shea.ClarkSmith@aol.com
11	8/10/24	MARK TEACHOUT	[Signature]	2975 HAWK ST. WASHOE VALLEY	FLIPST FEUER@HOTMAIL.COM
12	8/10/24	MARK LIVERSON	[Signature]	1905 Brenda Way Washoe Valley	marks.Biralworks@gmail.com
13	8/10/24	Katie Hiersgaard	[Signature]	3640 Lyon Lane Washoe Valley, NV	Katie.Smith99@gmail.com
14	8/10/24	LAURENCE ETTER	[Signature]	2110 White Pine Dr. Washoe Valley	lrodeo@gmail.com
15	8-10-24	Patricia ETTER	[Signature]	2110 White Pine Dr. Washoe Valley	etter123@gmail.com

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Date	Name (Print)	Signature	Address	E-mail Address
8-10	William Naylor	[Signature]	1065 DUNBAR DR WILSON	naylorw@charter.net
8-10	Kari Mairani	[Signature]	1275 Dunbar Dr. W/V 89704	kari36@gmail.com
8-10	Robert Totum	[Signature]	1275 Dunbar Drive V 89704	totumrchet@aigmail.com
8-10	Nicole Patti	[Signature]	1130 Dunbar Dr. W/V 89704	nepatti93@yahoo.com
8-10	Michael Sunday	[Signature]	1130 Dunbar Dr. W/V 89704	Sunday Michael D.
8-10	Kelly L. Simpson	[Signature]	1130 Dunbar Dr. W/V 89704	kellysimpson@yahoo.com
8-10	Sharon Reed	[Signature]	346 West Lake Shore Dr. W/V 89704	sharonreed@yahoo.com
8-10	Daniel Baker	[Signature]	1518 Winston Springs Blvd NV 89704	danielcbaker@gmail.com
8-10	Rita Carter	[Signature]	1905 S. W. Hwy 89704	rita.carter@gmail.com
8-10	Cathy White	[Signature]	1015 E. Gulfway Dr. W/V 89704	cwhite@earthlink.net
8-10	Marshall Bond	[Signature]	1500 Eastlake Blvd	lyc@null.xic
8-10	Melissa Larsen	[Signature]	3360 Lakeshore Dr	Melissa.larsen@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/10	ELEN STACKER	Elen Stacker	3005 Fern Ln, Washoe Valley	elstacker@charter.net
2	8/10	Deanna Nascomb	Deanna Nascomb	2280 Stone Dr Reno NV	deanna.nascomb@charter.net
3	8/10	Michelle McDaniel	Michelle McDaniel	2189 Kioteke Ln Unit A Reno NV	duracountry042@yahoo.com
4	8/10	Morgan McDaniel	Morgan McDaniel	2189 Kioteke Ln Unit A Reno NV	morganmcdaniell8@gmail.com
5	8/10	Emilee N Drawver	Emilee N Drawver	130 Esmeralda Dr. Washoe V NV	barabum93@gmail.com
6	8/10	Kyle B. Miller	Kyle B. Miller	15180 Western Springs DR	KyleBMiller@gmail.com
7	8/10	Marilyn Clear	Marilyn Clear	435 Flicker Cir	whamkam@yahoo.com
8	8/10	Richard Miller	Richard Miller	475 Flicker Cir	allenrichard@gmail.com
9	8/10	Deanna Nascomb	Deanna Nascomb	2280 Stone Dr Reno NV	deanna.nascomb@charter.net
10	8/10	Michelle McDaniel	Michelle McDaniel	2189 Kioteke Ln Unit A Reno NV	duracountry042@yahoo.com
11	8/10	Morgan McDaniel	Morgan McDaniel	2189 Kioteke Ln Unit A Reno NV	morganmcdaniell8@gmail.com
12	8/10	Emilee N Drawver	Emilee N Drawver	130 Esmeralda Dr. Washoe V NV	barabum93@gmail.com
13	8/10	Kyle B. Miller	Kyle B. Miller	15180 Western Springs DR	KyleBMiller@gmail.com
14	8/10	Marilyn Clear	Marilyn Clear	435 Flicker Cir	whamkam@yahoo.com
15	8/10	Richard Miller	Richard Miller	475 Flicker Cir	allenrichard@gmail.com

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1	8-10-24	VICTOR OLMEDO	<i>Victor Olmedo</i>	665 ORO LOMA RD. WASHOE 89704	OLWASHOEMEDOV@GMAIL
2	8-10-24	LEORA ENSMINGER	<i>Leora Ensinger</i>	3375 White Pine Dr Washoe Valley, 89704	dminger@hotmail.com
3	8/10/24	Steve Meyer	<i>Steve Meyer</i>	3040 Kauffmann Ct Washoe Valley, 89704	Smeyer1112@aol.com
4	8/10/24	Lisa Meyer	<i>Lisa Meyer</i>	3040 Kauffmann Ct Washoe Valley 89704	Lmeyer322@duck.com
5	8-10-24	Carlynn Goepner	<i>Carlynn Goepner</i>	3850 Ormsby St, Washoe Valley, NV 89704	kinggoepner@yahoo.com
6	8-10-24	Daley Gillen	<i>Daley Gillen</i>	2490 Eastlake Blvd Washoe Valley 89704	daleyg@hotmail.com
7	8-10-24	CR. Casey	<i>CR Casey</i>	20 Bearst Washoe Valley	abcasey@aol.com
8	8-10-24	Mary Skindler	<i>Mary Skindler</i>	11035 Silvercrest Way WV NV	hellowkreno@gmail.com
9	10:00	Rob Stickler	<i>Rob Stickler</i>	3040 Lygon Ln WV, NV	custommetelgraphics.com
10	10:00	LORI McFARLAND	<i>Lori McFarland</i>	3035 WHITE PINE, WV, NV	machanv@gmail.com
11	8-10-24	WILLIAM HARPER	<i>William Harper</i>	3010 SYDNEY CIRCLE WV-NV	billymar@icloud.com
12	8-10-24	Melody Harper	<i>Melody Harper</i>	3010 Sydney Circle Washoe Vall 89704	melodyann.harper@icloud.com
13	8-10-24	Mark Batza	<i>Mark Batza</i>	10 Black Horse Ct. W.D. 89704	mbatza@aol.com
14	8-10-24	Barbara Kellogg	<i>Barbara Kellogg</i>	10 Black Horse Ct W 89704	Parks2487@Verizon.net
15	8-10-24	Meighan Quinn	<i>Meighan Quinn</i>	909 Washoe Drive Washoe 89704	herbergmighan@yahoo.com

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1	8-10-24	Patrick Quinn	<i>[Signature]</i>	909 Washoe Dr Washoe Valley 89704	ponchopatel@guno.com
2	8-10-24	Garrett Schafer	<i>[Signature]</i>	3625 Clark Dr Washoe Valley	gcschafers2021@gmail.com
3	8-10-24	Marcia D. Dwyer	<i>[Signature]</i>	1631 Box Canyon Dr Reno NV 89521	marciadwyer@gmail.com
4	8-10-24	Lisa Hallmark	<i>[Signature]</i>	1455 Dunbar Dr WNV 89704	lmhallmark@yahoo.com
5	8-10-24	Richard L. Heep	<i>[Signature]</i>	36 Sunbeam Ct Reno NV 89521	heep@heep.org
6	8-10-24	Nancy Keef	<i>[Signature]</i>	4930 Galle's Washoe 89704	NEKKE@comcast.net
7	8-10-24	Judy Dudley	<i>[Signature]</i>	2480 Chipmunk Washoe 89704	judydudley@gmail.com
8	8-10-24	Carol Doherty	<i>[Signature]</i>	2470 Chipmunk Washoe 89704	—
9	8-10-24	Marilyn Rusk	<i>[Signature]</i>	4905 Old Hwy 395 89704	LLHrusk@comcast.net
10	8-10-24	Bob Rusk	<i>[Signature]</i>	4205 " " " "	—
11	8-10-24	Connie Evans	<i>[Signature]</i>	2112 Lakeridge Dr Reno NV 89501	TELECOM@comcast.net
12	8/10/24	Agnes Schinzing	<i>[Signature]</i>	375 Linnet Way 89704	agnucka@yahoo.com
13	8/10/24	Cheryl Pricco	<i>[Signature]</i>	865 Old Ophir Rd 89704	thehunterandme@verizon.com
14	8/10/24	Judi Pricco	<i>[Signature]</i>	865 Old Ophir Rd. 89704	judi.blucipes3@yahoo.com
15	8/10/24	Sue Cullen	<i>[Signature]</i>	405 old washoe	scullen@aol.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.

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	1/10/24	Amy Casey	[Signature]	20 Bear St. N. Valley, NV 89704	abc Casey@aol.com
2	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
3	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
4	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
5	1/10/24	Amy Casey	[Signature]	20 Bear St. N. Valley, NV 89704	abc Casey@aol.com
6	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
7	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
8	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
9	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
10	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
11	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
12	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
13	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
14	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]
15	1/10/24	[Signature]	[Signature]	[Signature]	[Signature]


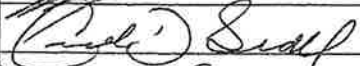
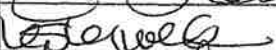
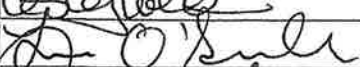
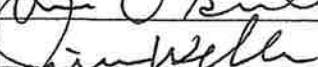
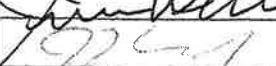
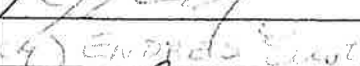

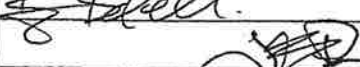
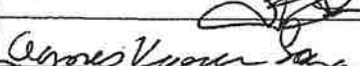



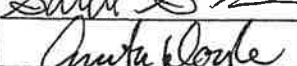
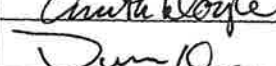
By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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: 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	8/27	MARK NASH		225 SURREY DR Reno	mnash-nvc@gmail.com
2	8/27	Carmela Sidell		19685 Paddlewheel Ln	carmela.sidella@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	BELSHIELD (STH) ENDRIS		16085 RIVER CREEK CT	Belshield@comcast.net
8	8/27	Ryan Ramsdell		19755 Paddlewheel Ln	ramsdellryan1@gmail.com
9	8/29	J. E. Dauterbach		1530 WILLOMATE RD	ted.dauterbach@gmail.com
10	8/29	Agnes Kaen		1530 Willomate Rd	tatehoho10@yahoo.com
11	8/29	Roger Dauterbach		1530 Willomate Rd	abovedrest@yahoo.com
12	8/29	Aspen Cron		1255 Willomate Rd.	aspencron@gmail.com
13	8/29	Garrett Graves		1255 Willomate Rd.	retg2000@gmail.com
14	8/29	Anita Doyle		17820 S. Virginia St	anita.payel3@gmail.com
15	8/29	DENNIS SARGENT		17820 S. VIRGINIA	DSARGENT@NUSS.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.

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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
1	8/28	LORI GRACE	Lori Grace	16950 S. Virginia St	loriashgrace@gmail.com
2	8/28	Kate Grace	Kate Grace	16950 S. Virginia St.	Kate@kgpt.com
3	8/28	Lys Shonnard	Lys Shonnard	105 Hidden Lake Dr	lysshonnard@sbcglobal.net
4	8/28	Paul Shonnard	Paul Shonnard	105 Hidden Lake Dr	pshonnard@sbcglobal.net
5	8/29	Laurie Smith	Laurie C Smith	505 Rhodes Rd, Reno	galiannevada@yahoo.com
6	8/29	ED SMITH	Ed Smith	" " " "	"
7	8/29	Linda Talbott	Linda Talbott	3325 Mt Rose Hwy	LTRIDER@SBCGLOBAL.NET
8	8/29	Rick BLAKE	Rick Blake	175 CEDAR LN RENO	bettykordonoway@yahoo.com
9	8/29	Betty Kordonoway	Betty Kordonoway	175 CEDAR LN RENO	bettykordonoway@yahoo.com
10	8/29	Susan Christopher	Susan Christopher	10395 Tewa Ct Reno	Susanbbc@hotmail.com
11	8/29	Alex Christopher	Alex Christopher	10395 Tewa Ct Reno	alexgchris@icloud.com
12	8/29	Bruno Carlini	Bruno Carlini	285 Andrew Ln, Reno, NV	carlini4@sbcglobal.net
13	8/29	Jenny Ramsden	Jenny Ramsden	1975 Paddenwheel Ln	ramsdenj@hotmail.com
14	8/29	John Talbott	John Talbott	3325 Mt. Rose Hwy 89511	3talbs@sbcglobal.net
15	8/29	Michelle Santo	Michelle Santo	430 Andrew Lane Reno 89521	santojams@yahoo.com

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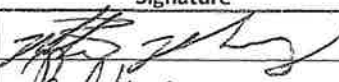

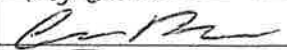
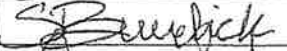

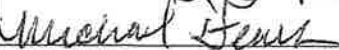






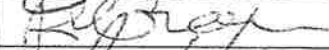

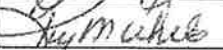
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
 Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8-28-24	Mitchell Murway		2930 Falcon St. Washoe Valley NV	hctm.murway@gmail.com
2	8-28-24	Poxi Adams		3380 White Pine Dr.	132adams99@yahoo.com
3	8/31/24	Cody Brunson		10712 Misty Meadows Dr.	codybrunson11@gmail.com
4	8/31/24	Shauna Burdick		10712 Misty Meadows Dr.	burdick02@gmail.com
5	8/31/24	Carrie Tschida		3022 Sydney Cir. Washoe Valley	ctschida@gmail.com
6	8/31/24	Michael Fears		2226 Buckskin Dr., WV 8974	fears@mac.com
7	8/31/24	Diana Fears		8209 Rusty Sandstone Ct LV, NV	89131 diana.fears@icloud.com
8	8/31/24	Wendy O'Steen-Wilson		4345 Drake Way Washoe Valley 89704	rrnwo@yahoo.com
9	8/21/24	David Pittman		1175 ISLEMAN WAY	dm.pittman@gmail.com
10	8/31/24	JASON PARKER		3575 TRIPP DR. #8 RENO NV 89502	
11	8/31/24	Staci Conal		5530 Goldwood Dr Reno NV 89521	15conal@concal.net
12	8/31/24	Chris Kalikow		10691 Fire Fly Circle Reno NV	
13	8-31-24	Rose Gregory		425 Sparrow Way	RSKalikow@yahoo.com
14	8-31-24	Tamara Bromert		20 Sunbeam Ct	tantam2781@yahoo.com
15	8-31-24	KAY WHITE		11003 LAMOUR W. Reno	KAYWHITE2014@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.

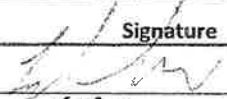









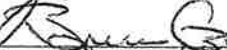
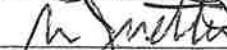



Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

Page: _____

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	8/31	Eric Larson		3360 Lakeside Dr 89704	erik.larson@gmail.com
2	8/31	Matthew Kramer		20 Scribner Ct 89521	kramerM2@hotmail.com
3	8/31	Sally Morello		8098 Avanti Dr. El Dorado Hills 95762	Sallymorello@yahoo.com
4	8/31	Mckynzie Bolton		4420 S Jumbo Way	Kynzie23@yahoo.com
5	8/31	Code Bolton		4420 S Jumbo Way	Code.Bolton56@gmail.com
6	8/31	Ann Quinn		3930 Travel Way	alclemmitt@hotmail.com
7	8/31	Brettanie Fournier		2400 Eastlake Blvd	m3withy9@gmail.com
8	8/31	Charles Fournier		2400 Eastlake Blvd	
9	8/31	Rich Snock		140 W. Guffey Dr.	rich@treehuggerstudio.com
10	8/31	JIM BRATCUER		135 W. GUFFEY DR	JIMMIEJTB@HOTMAIL.COM
11	8/31	Bruce Crockett		209 Tacoma Ave Carson City 89703	
12	8/31	Susan Jethell		209 Tacoma Ave Carson City 89703	artemesiacres@gmail.com
13	8/31	John Samberg		87 River Front Dr. Reno 89525	johnsamberg@gmail.com
14	8/31	Bryan Arciniega		3050 Holly Lane Washoe Valley 89704	bryan-arciniega@yahoo.com
15	9/1	Chris Taylor		50 Chandler Ln, Reno, NV 89521	ctaylor2130@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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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	8-18-24	PION SUTHELDERZ	[Signature]	5313 BELLEVUE RD. WASHOE VALLEY	ITSCHANN@FIZLOUTRA
2	8-18-24	OTTO ELURUM	[Signature]	5600 MADRAS ST. WASHOE VALLEY NV 89704	OTELURUM66@GMAIL
3	8/18/24	Owen Elurum	[Signature]	5600 Madras St. Washoe Valley NV 89704	elurumow@gmail
4	8/18/24	Sylvia Bennett	[Signature]	195 Bellevue Rd Washoe Valley NV	89704 bennettsylvia@comcast
5	8/18/24	Gray Bennett	[Signature]	195 Bellevue Rd Washoe NV	89704 gpbennetts@comcast
6	8/18/24	Darion Bennett	[Signature]	195 Bellevue Rd Washoe Valley NV	darionbennett@spectrum
7	8/19/24	Glen M McCulloch-Walker	[Signature]	10640 Blue Moon Ct. Reno, NV 89521	groweverplay@netma
8	8/20/24	Julia Bottner	[Signature]	5968 Hidden Highlands Dr. Reno	89502 julia@bottner
9	8/20/24	Pat Beauchamp	[Signature]	5735 Madras Street Washoe Valley	patbea@builders.com
10	8/20/24	Cynthia Harpino	[Signature]	5675 MADRAS WASHOE VAL	SHARPIA@GMAIL
11	8/20/24	Jane Harpino	[Signature]	5675 MADRAS ST WASHOE VAL	JHARPINO@GMAIL
12	8/24/24	Laurie Coombs	[Signature]	5610 marlowe Pr. Washoe Valley	lauriecoombs@comcast
13	8/24/24	Gary Heinz	[Signature]	5770 Marchman St Washoe Valley	
14	8/24/24	Christie Casey-Brown	[Signature]	5460 Marchman Street Washoe Valley	christiecaseybrown@comcast
15	8/24/24	Dustin Brown	[Signature]	5460 Marchman St. Washoe Valley	clbrown79@comcast

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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	8/25/24	Karen Hau	[Signature]	5726 Madras St, Washoe Valley NV 89704	cloverside18@gmail.com
2	8/25/24	Patricia Pirozzi	[Signature]	5620 Meacham St, Washoe Valley	ppirozzi143@gmail.com
3	8/25/24	Vincent G. Pirozzi	[Signature]	5620 Meacham St, Washoe Valley	pirozzi143@gmail.com
4	8/25	Maria Ramirez	[Signature]	5625 Meacham St Washoe	
5	8/25	Cory Courmier	[Signature]	5655 Whitman St Washoe	rc573418@gmail.com
6	8/25	Victoria Courmier	[Signature]	5655 Whitman St	VCourmier@aol.com
7	8/25	Angel Webster	[Signature]	5675 Whitman St. Washoe Valley	N/A
8	8/25	De Arnold	[Signature]	5725 WHITMAN ST WV	N/A
9		Parrick Bonner	[Signature]	5780 Whitman St	N/A
10		Traci Bonner	[Signature]	5780 Whitman St	N/A
11		Ila Cirone	[Signature]	5775 Whitman St	N/A
12	8/25	Brian Zabel	[Signature]	5605 Madras St. Washoe Valley	bzabel81@gmail.com
13	8/25	JESSE FRENCH	[Signature]	335 Wild Life Way Washoe Valley	must be jess@... jess@... jess@...
14	8/25	Carmel Zabel	[Signature]	5605 Madras St. Washoe Valley 89704	czabel1120@gmail.com
15	8/25	Tanner Cartinella	[Signature]	5605 Madras St. Washoe Valley	tcartinella@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/24/24	MEGAN ULRICH	Megan Ulrich	6430 MARLOWE DR WASHOE VALLEY NV.	MEGAN@graceandwood.org
2	8/24/24	Susan Heberger	Susan Heberger	5570 Old Hwy 395W Valley NV	susan.heberger@gmail.com
3	8/24/24	Rusty Heberger	Rusty Heberger	5570 Old Hwy 395W WASHOE VLY	Rusty.Heberger@gmail.com
4	8/24/24	TRAVIS COOMBS	Travis Coombs	5610 MARLOWE DR WASHOE VALLEY	TRAVIS.A.COOMBS@GMAIL.COM
5	8/25/24	Pat Ulrich	Pat Ulrich	5580 Marlowe Dr Washoe Valley NV	pat@graceandwood.org
6	8/25/24	Lola Ulrich	Lola Ulrich	5580 Marlowe Dr. Washoe Valley NV	mistm2000@yahoo.com
7	8/25/24	Gregory Bennett	Gregory Bennett	195 Bellevue Rd	Gpbennettjr@gmail.com
8	8/25/24	Roy Andrade	Roy Andrade	195 Bellevue Rd	Lal.greats@gmail.com
9	8/25/24	Waylon Laxton	Waylon Laxton	195 Bellevue Rd	WaylonL30@yahoo.com
10	8/25/24	Tad Williams Sr.	Tad Williams Sr.	2750 Meacham St.	tad-williams@hotmail.com
11	8/25/24	Jenny Smolkey	Jenny Smolkey	5750 Meacham St.	Jenny.Smolkey@gmail.com
12	8/24/24	Richard Ross	Richard Ross	2275 Wildflower Dr	maurice44@gmail.com
13	8/25/24	Cody Hayes	Cody Hayes	5655 Meacham St.	codyhayes4257@yahoo.com
14	8/25/24	Kinsey Arany	Kinsey Arany	5655 Meacham St	Kinsey.ross.sq@gmail.com
15		JoAnne Skelly	JoAnne Skelly	5750 MADRAS St	skellyjo@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.

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	8-17-24	Jacob Rehn	Jacob Rehn	5755 Old US Hwy 395 N	JacobRehn@gmail.com
2	8-17-24	Robert Montgomery	Robert Montgomery	2740 SAGE BLUFF CT Reno	RMONTY23@COMCAST.NET
3	8-17-24	Teri Drapeau	Teri Drapeau	5650 Madras St, Washoe Valley	teri@nationwidecrane
4	8-17-24	Steve Drapeau	Steve Drapeau	5650 Madras St, Washoe Valley	training.com
5	8-17-24	Cole Drapeau	Cole Drapeau	5650 Madras St, Washoe Valley	colddrapeau@yahoo.com
6	8-18-24	Bill Wallace	Bill Wallace	5620 madras st. Washoe Valley	dcswampy@aol.com
7	8-18-24	Darwin Wallace	Darwin Wallace	5620 madras st. Washoe Valley	Retired
8	8/18/24	Bob Skanz	Bob Skanz	2060 5670 MARLOWE DR WASHOE	wk02021@pacbell.net
9	8/16/24	Maria Rose	Maria Rose	5670 Marlowe Drive	Washoe Valley
10	8/16/24	Gwen Sullivan	Gwen Sullivan	5620 Marlowe W.V.	gwenburrett57@gmail.com
11	8/16/24	Terry Sullivan	Terry P. Sullivan	5620 Marlowe W.V.	sixpack@ghis.com
12	8/16/24	Jesse Rolver	Jesse Rolver	5620 Marlowe W.V.	07agency@gmail.com
13	8/18/24	C.J. Hadley	C.J. Hadley	43 Bellevue Rd. WV 89704	cj@rangenmagazine.com
14	8-18-24	Kathy McGee	Kathy McGee	32 Bellevue rd WV 89704	pinkmcgee@hotmail.com
15	8-18-24	Ken McGee	Ken McGee	32 Bellevue rd WV 89704	KenMcGee77@hotmail.com

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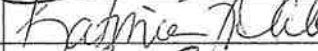


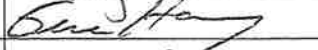

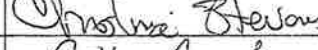
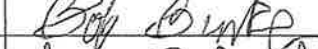



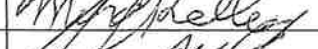


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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/20/24	Tim SALTER		3280 Old US Hwy 395 N.	tdsalter@yahoo.com
2	8/20/24	CLIFF LOW		12 Lightnings Ranch Rd Washoe Vly	
3	8/20/24	KATRINA DACE		3281 MARANATHA RD NV 89401	
4	8/23/24	Anthony J Markow		200 Landing LN Washoe Valley, 89704	aj.markow@gmail.com
5	8-23-24	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 White Pine Dr. Washoe Valley 89704	DonFinley@icloud.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
1	8-27-04	Charles Blankenship	<i>Charles Blankenship</i>	105 PINTAIL Way Washoe V.	89704 CBlankenship@56
2	8-27-04	Wanda Blankenship	<i>Wanda Blankenship</i>	105 PINTAIL Way Washoe V.	89704 @YAHOO.COM
3	8-27-24	Faith White	<i>Faith White</i>	205 Pintail way	Faithwhite1023@
4	8-27-24	Robert McCoy	<i>RAMcCoy</i>	1360 Brendan Way	rmr-mac@smile
5	8-27-24	Cathy Muth	<i>Cathy Muth</i>	3695 Macken Cir.	RobertCathy@gmail
6	8-27-24	Robert Muth	<i>Robert Muth</i>	3695 MACKEN CIR	11
7	8-27-24	John Mayfield	<i>John Mayfield</i>	4870 Grays starlight	John P Mayfield@gmail
8	8/27/24	Robert Lemke	<i>Robert Lemke</i>	4105 Woodcock Way	frederickmel@gmail
9	8/27/24	Marleen Lemke	<i>Marleen Lemke</i>	4105 Woodcock Way	
10	8/27/24	Colin Strader	<i>Colin Strader</i>	1700 Slideview circle	Stradercolin@gmail.com
11	8/27/24	Bridget Kinney	<i>Bridget Kinney</i>	4705 Cantario Road	Kinney.mails@gmail.com
12	8/27/24	Sam Kinney	<i>Sam Kinney</i>	4705 Cantario Road	Kinney.mails@gmail.com
13	8/27/24	Veronica Thorne	<i>Veronica Thorne</i>	3045 Roadrunner Ct	VeronikaThorne@gmail.co
14	8/27/24	Melody Jones	<i>Melody Jones</i>	101 Esmeralda Dr.	mhangj@icloud.com
15	8/27/24	Katy Jesch	<i>Katy Jesch</i>	2495 White Pine Dr.	KTWietz@yahoo.com

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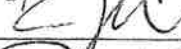



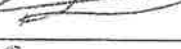



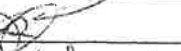
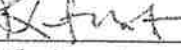

Thank you for your attention to this critical matter. By supplying your e-mail address you consent to receive e-mail notifications regarding opposition to Sierra Reflections.

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/18	Yvonne Young Brown		3475 GARDENVIEW DRIVE WASHOE	16KIVON@GMAIL.COM
2	8/25	Dan Huttmacher		410 Puma Dr Washoe Valley	Dan.huttmacher@gmail.com
3	8/25	Jinna Larkin		900 S Meadows Pkwy Reno	jinnalarkin@gmail.com
4	8/25	Samaina Schwartz		410 Puma Dr Washoe Valley	Samaina.Schwartz@gmail.com
5	8/25	John Schaefer		765 SUMMIT ST STE 100 RENO	jschae8@yahoo.com
6	8/25	JAR. YARR		295 Forest Way Washoe Valley	jar.yarr@tcl.net
7	8/25	Heidi Claridge		3590 Douglas Drive NW	heidi.g.giles@hotmail.com
8	8/27	Sut Wiyaya		185 Marmot, Reno	Sut222way@gmail.com
9	8/27	Ken Aderson		3860 White Pine Dr Washoe Valley	aderson.ken@tcl.net
10	8/27	Conner Aderson		5860 White Pine Dr Washoe Valley	conneraderson@icloud
11	8/27	GERRY DREW		1805 BRENDA WAY WASHOE V.	
12	8/27	Emily Fernandez		165 Esquire Ln Washoe Valley	wild775@gmail.com
13	8/27	James Rivers		3020 Sydney Circle	JRivers7295@gmail.com
14	8/27	Kayla Frost		3800 White Pine Dr Washoe Valley	Kayla.diane.woods@gmail.com
15	8/27	Ryan Frost		3800 White Pine Dr Washoe Valley	frostgarage@gmail.com

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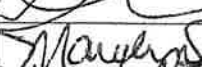



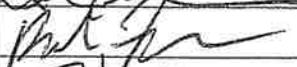
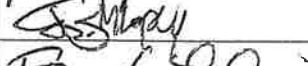
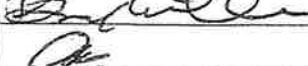
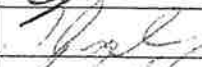





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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/23/24	Rachel Olson		189 Carleton Ct, Reno NV 89511	clainedison079@juno.com
2	8/25/24	Rob French		3400 White Pine Dr. Washoe Valley, NV 89704	ref3.2025@hotmail.com
3	8/25/24	Ashley Urbach		3278 Joshua Park Dr Reno NV 89511	aurbachno@yahoo.com
4	8/25/24	Marilyn Beaudette		3800 Lakeshore Dr. Washoe Valley	freecatlast777777@yahoo.com
5	8/25/24	Jeff Vanatta		3800 Lakeshore Dr. Washoe Valley	fyremountain@bellsouth.net
6	8/25/24	Natalee Dahlberg		4070 Bluewing Ln Washoe Valley	natty10031@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	ellaprax@gmail.com
13	8/25/24	Chris Glavinic		3240 Eastlake Blvd Reno NV 89704	cgglavinic@gmail.com
14	8/25/24	Allison Huber		3240 Eastlake Blvd Reno NV 89704	cgglavinic@gmail.com
15	8/25/24	Cynthia Smith		3640 Clark Dr. Reno NV 89704	nevadasmith222@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/23/24	E. Ghidossi	<i>E. Ghidossi</i>	1515 Holcomb Ranch Reno	elizabeth.ghidossi@gmail.com
2	8/23/24	Nancy Devynne	<i>Nancy Devynne</i>	1590 Cassillon Reno NV	devynne@gmail.com
3	8/23/24	Nancy Werschky	<i>Nancy Werschky</i>	2905 Lake Shore Dr	nancywerschky@yahoo.com
4	8/23/24	NANCY SOMERS	<i>Nancy Somers</i>	315 WILDLIFE WAY WASHOE VLY	NANCY.SOMERS23@GMAIL.COM
5	8/25/24	Ashton Hoekstra	<i>Ashton Hoekstra</i>	205 Pintail way	Ashtonhoekstra@yahoo.com
6	8/25/24	Karen Heddy	<i>Karen Heddy</i>	1150 Deamburc. Washoe Valley	karenheddy@spgjob.net
7	8/25/24	Humayra Zohri	<i>Humayra Zohri</i>	3205 E Lake Blvd Washoe Valley	mygrafnirvana@yahoo.com
8	8/25/24	Kathleen Hennagin	<i>Kathleen Hennagin</i>	4420 Eastlake Blvd Washoe V	Kathleen.hennagin@gmail.com
9	8/25/24	Joyce Chamberlain	<i>Joyce Chamberlain</i>	320 Spruce Way Washoe Valley NV	joychamberlain@gmail.com
10	8/25/24	Susan Stephens	<i>Susan Stephens</i>	245 McTollan Dr Washoe Valley	SusanStephens1966@gmail.com
11	8/25/24	Rick Donley	<i>Rick Donley</i>		
12	8/25/24	Mona Chinnor	<i>Mona Chinnor</i>	2950 Falcon St. Washoe Valley	MonaChinnor@gmail.com
13	8/25/24	ashley Chinnor	<i>ashley Chinnor</i>	"	"
14	8/25/24	Jay Howard	<i>Jay Howard</i>	185 McCIWILLAN DR.	TAYLORRANGER21@gmail.com
15	8/25/24	Kwinnig Barry	<i>Kwinnig Barry</i>	185 Marmot Dr	Seven.Sevannah@gmail.com

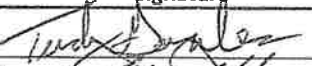


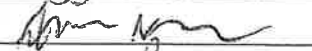




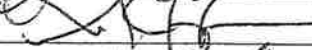
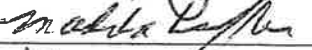
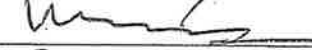
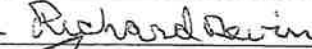



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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/23	Trody Gonzales		3125 Nye Dr Washoe Vly, NV 89704	cgonzaless862@charter.net
2	8/24	Markus Castellon		2998 East Plaza Blvd Washoe Valley	Trefail77@AOL.COM
3	8/24	Sierra Noble		105 Todd Ct Washoe Valley	sierra211983@gmail.com
4	8/24	Aaron Noble		105 Todd Ct Washoe Valley	anoble42182@gmail.com
5	8-24	Tom Sumpter		235 MONARCH WV	logman-x@YAHOO
6	8-24	Nancy BEETS		2995 Hawk St WV	the nancy89504@chark
7	8-24	Cynthia Pennington		4155 Partridge Lane	Cynthiapennington@gmail.com
8	8-24	Tom Cacciatore		260 BRUNDA Way Washoe Valley NV	tomemtingold.us
9	8/24	GARY KAUFMAN		3060 KAUFMAN CT	gskconst@gmail.com
10	8/24	MARK LUDWIG		1275 LA GUARDIA LN.	
11	8/24	MARK BUTLER		4005 PARRON WAY	
12	8/24/24	Richard Devine		2215 Eastlake Blvd	Parron City
13	8/24	Jimmy DORAZI		3475 ORMSBY lane	JimmyDorazi@outlook.com
14	8/25	Jeff Watkins		3000 Chipmunk Dr	JeffWatkinsmusic@gmail.com
15	8/25	Joyce Watkins		3000 Chipmunk Dr. Washoe Valley	mrs.pastorj@phoo.com

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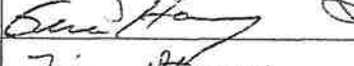




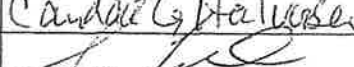
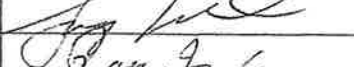
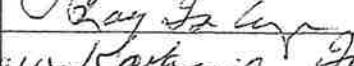

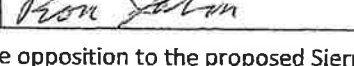
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Date	Name (Print)	Signature	Address	E-mail Address
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8/20/24	CLIFF LOW		12 Lightning W Ranch Rd Washoe Vly	
8/20/24	KATRINA DALE		3281 MARANATHA RD WV 89704	
8/20/24	Anthony J Markow		200 Landing LN, Washoe Valley, 89704	ajmarkow@gmail.com
8-23-24	Marganne 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 RD WASHOE VALLEY	deborahhubbard@gmail.com
8/23/24	Robert Hubbard		44 Maranatha Rd	Rhubbard6@gmail.com
8-23-24	Candye 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 ISERNHACK		5279 OLD US 395 N	
8/23/24	KATRINA ISERNHACK		" "	
8/23/24	Ron Jahn		3285 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.

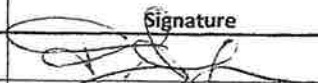

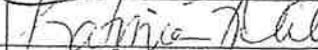
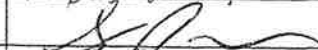



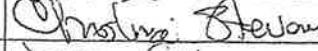


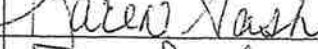
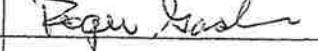
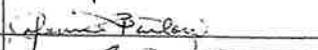

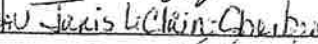
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 Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/20/24	TIM SALYER		3280 Old US Hwy 395 N.	tdsalyer@yahoo.com
2	8/20/24	CLIFF LOW		12 Lightnings Ranch Rd Washoe Valley	
3	8/20/24	KATRINA DALE		3281 MARANATHA RD WV 89704	
4	8/23/24	Anthony J Markow		200 Landing LN Washoe Valley, 89704	ajmarkow@gmail.com
5	8-2-24	Margaret 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	DENISE JAHN		3285 MARANATHA RD WASHOE VALLEY NV 89704	
10	8/23/24	JESSIE EASTMAN		45 Maranatha Rd 89704	
11	8/23/24	KAREN GASH		3135 Old US 395 N 89704	
12	8/23/24	ROGER GASH		3135 Old US 395 N 89704	
13	8/23/24	DENISE BARLOW		3105 Old US Hwy 395 N, WASHOE VALLEY, NV 89704	WDBARLOW333@AOL.COM
14	8-23-24	V. N. VE BARLOW		3105 Old US Hwy 395 N WASHOE VALLEY, NV 89704	
15	8/24/24	JANIS LECCLAIRE-CHARBONNEAU		32 MARANATHA RD, WASHOE VALLEY, NV 89704	

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8-24-24 JHONNY WILSON ENLOW

32 MARANATHA RD, WASHOE VALLEY, NV 89704

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/13/24	Sharon Dellinger	<i>Sh Dellinger</i>	3000 Shaw Juniper Lane Reno, NV 89521	skdelife@icloud.com
2	8/18/24	Marlin Dellinger	<i>Marlin Dellinger</i>	3000 Shaw Juniper - 98521	McDellRockato.net
3	8/20/24	MAUR A. LEONARDI	<i>Maur A. Leonard</i>	1000 W. 2nd St. Reno NV 89502	Redline@ATTN.NET
4	8/20/24	Stanley T Burke II	<i>Stanley T Burke II</i>	9115 FREEMONT WAY 89500	2wastasis@charter.net
5	8/20/24	Grace Peissner	<i>Grace Peissner</i>	14585 Geronimo Trail Reno 89521	gpeissner@gmail.com
6	8/20/24	Stacey Durbant	<i>Stacey Durbant</i>	355 S US 395 N, W. Valley 89709	staceyann125@yahoo.com
7	8/22/24	MICHAEL PAIDAKOVICH	<i>Michael Paidakovich</i>	305 KITS WAY RENO, NV 89521	peedok@mac.com
8	8/23/24	Susan Peterson	<i>Susan Peterson</i>	7588 Old US 395 Washoe Valley 89449	2scripeter@comcast.net
9	8-23-24	Heather Curtis	<i>Heather Curtis</i>	119 Washoe Dr. Washoe Valley, NV 89449	judgy25@yahoo.com
10	8/24/24	Heather Curtis	<i>Heather Curtis</i>	615 Joubert Dr. Washoe Valley, NV 89449	442.273.4964@comcast.com
11	8/24/24	Lynnsy Barton	<i>Lynnsy Barton</i>	1020 US HWY 395 N. 89709	16906638@comcast.net
12	8/24/24	Brian Verma	<i>Brian Verma</i>	3135 Holly Lane Washoe Valley 89449	brian6016@yahoo.com
13	8/26/24	Alfred H. H. H.	<i>Alfred H. H. H.</i>	1000 US HWY 395 N. 89709	albert@hfh.com
14	8-23-24	E. Lynn LePellier	<i>E. Lynn LePellier</i>	1145 Reese Lane Washoe Valley, NV 89449	llepellier@yahoo.com
15	8/23/24	Marge A. Cole	<i>Marge A. Cole</i>	2245 Whiteridge Dr. Washoe Valley, NV 89449	marge17426@yahoo.com

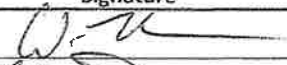
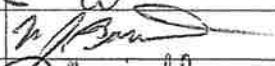
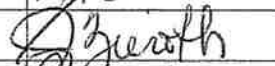
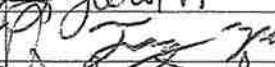
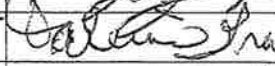
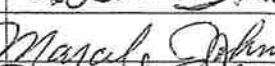




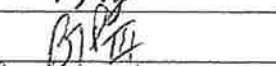
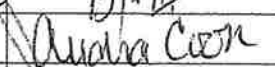


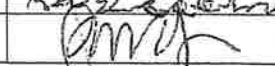
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/23/24	William Travis Ambrose		55 Darilyn hane Washoe Valley NV 89704	travisambrose@gmail.com
2	8/23/24	MICHAEL GARCIA		3455 VEGAS CIR WASHOE VALLEY	MSGARCIA.97525@YAHOO.COM
3	8-23-24	Joann Zieroth		3455 Vegas Way Washoe Valley	JGreen723B@gmail.com
4	08/23/24	Tollance Ziemer		3120 Pershing Ln Washoe Valley	ZiemerTollance@gmail.com
5	8/23/24	Valerie Pruitt		155 Coffey Ln Washoe Valley	remogent1@aol.com
6	8/23/24	Marcel Johnson		3365 Lakeshore Dr Washoe Valley	marcel.johnson202@gmail.com
7	8/23/24	Don Boyles		310 LITTLE WASHOE DR	d-boyles@SBCGLOBAL.NET
8	8/23/24	Carrie Cash		3525 Doc Bar Ct Washoe Valley NV	
9	8/23/24	Ashley Ziemer		3120 Pershing Lane Washoe Valley NV	ashleyone95@yahoo.com
10	8/23/24	Lynne Poupeney		1440 LORD ST.	lynnne.1002@yahoo.com
11	8-23-24	B. J. Poupeney		1440 Lord St Washoe Valley	beejiic charter.net
12	8/23/24	Audra M Cook		3635 Jacobs Ct. Washoe Valley	audra-cook@yahoo.com
13	8-23-24	JERAMY MILLIN		3450 WHITE PINE DR WASHOE VALLEY	JERAMY1980@SBCGLOBAL.NET
14	8-23-24	KARI COLEMAN		3-1500 N. LEAVY DR WASHOE VALLEY	KARI.COLEMAN@HT.HOT
15	8-23-24	Pam Larsen		1597 Westfield RENO NV 89509	plarsen77@gmail.com

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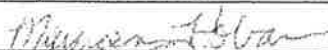

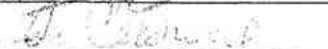
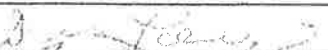

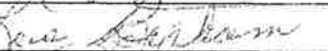
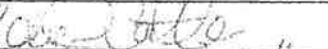

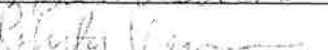
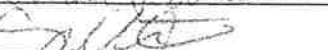
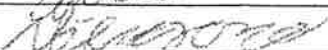


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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	MARK BUTLER		4373 S. Tumbago Cir Washoe Valley	MARKBUTLER@OUTLOOK.COM
2	8/17/24	Pedro Gutier		4305 Drake Way, Washoe Valley	chilma-jimenez@yahoo.com
3	8/17/24	MAUREEN HEBAN		4050 Woodcock Way, Washoe Valley	maureenheban@yahoo.com
4	8/17/24	WAYNE GARNER		4050 WOODCOCK WAY, WASHOE VALLEY	W.GARNER@WASHOE.NV
5	8/22/24	Jan Caldwell		1500 Shoshone Trl. Reno	janecaldwell25@yahoo.com
6	8/19/24	Tom Longstaff		1550 Esmeralda Rd. Reno	
7	8/22/24	Nicole McCallum		155 Esmeralda Dr	mcgillscustomart@gmail.com
8	8/22/24	Lois Barham		2110 Oxenale Washoe Valley	
9	8/22/24	Daniel Costello		110 ESMERALDA DR W/VV 89704	DanmyCostello@gmail.com
10	8/22/24	Hunter Costello		110 Esmeralda Dr W/VV 89704	huntercostello616@gmail.com
11	8/22/24	Rebecca Verner		3910 Windy Pine Dr	
12	8/22/24	Shirley SILVA		910 Canal St. #44, NV 89701	
13	8/22/24	Nate Gomez		3250 E MYC LN, 89706	30240775@gmail.com
14	8/22/24	LAWRENCE Ramsey		3015 Hawk St. WASHOE V.A	RamseyLawrence@Gmail.com
15	8/22/24	JAMES Ramsey		3015 HAWK ST., WASHOE V.A 89704	

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	Date	Name (Print)	Signature	Address	E-mail Address
1	7/17/24	Janis Blom	[Signature]	2441 Eastlake Blvd	Blomjanis@gmail.com
2	8/2/24	John Joyner	[Signature]	3140 Eastlake Blvd	johnjoyner@gmail.com
3	8/2/24	John Joyner	[Signature]	3140 Eastlake Blvd	johnjoyner@gmail.com
4	8/2/24	Donna Loring	[Signature]	2225 S. Carson Rd	DonnaLoring@gmail.com
5	8/2/24	John Loring	[Signature]	2225 S. Carson Rd	johnloring@gmail.com
6	8/16/24	Andith Schneider	[Signature]	2790 S. Carson Blvd	
7	8/16/24	Chris Schmitt	[Signature]	2790 S. Carson Blvd	schmittchris@gmail.com
8	8/16/24	Chris Schmitt	[Signature]	2790 S. Carson Blvd	schmittchris@gmail.com
9	8-23-24	Michelle Lewis	[Signature]	3045 Holly Ln. Washoe Valley, NV 89404	mlewis5162@gmail.com
10	8/23/24	Marcelle Clancy	[Signature]	225 Flicker Dr Washoe Valley, NV 89404	Marcelle.Clancy@gmail.com
11	8/23/24	Martin Scott	[Signature]	28889 Black Willow Way	-
12	8/23/24	Courtney Cartellieri	[Signature]	2998 Eastlake Blvd	Courtneythefly@gmail.com
13	8/23/24	KEANA MASSILLO	[Signature]	3405 LAKESTORE DR	
14	8/23/24	Shayla Doran	[Signature]	3475 ORMSBY LN	Shayladoran@unmc.edu
15	8/23/24	Becka Butler	[Signature]	3847 Imperial way CC NV	beckabutler3347@gmail.com

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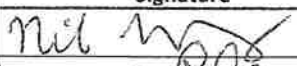


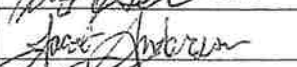




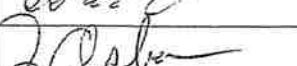
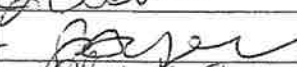
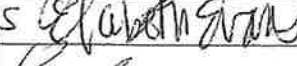
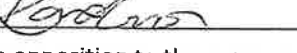



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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/19/24	Nicole Vasquez		6060 Silver Lake Rd 89506	nicvasq64@gmail.com
2	8/23/24	Laurence Colan		2130 Chipmunk	Larsdev@MSN.com
3	8/23/24	Amie French		1495 Dunbar Dr. Washoe Valley	frenchamie@gmail.com
4	8/23/24	Hugo Schlesener		295 McClellan Dr Washoe Valley	dumsterdoy@gmail.com
5	8/23/24	Jacob Anderson		3645 Pershing Ln. Washoe Valley	Andersonjake178@gmail.com
6	8/23/24	Sandra Anderson		3645 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@sbccol.edu
9	8-23-24	Braden Dooley		1750 Dunbar Circle Washoe Valley	bradend2015@gmail.com
10	8-23-24	Robert Martore		15170 columbet ave San Marcos	thomasmartore@gmail.com
11	8/23/24	Lili Gubova		1740 Brada Way Washoe Valley	lilygubova@gmail.com
12	8-23-24	Janit Osborn		4050 Eastlake Blvd Washoe Valley	osbornfamily@charter.net
13	8/23/24	Julie Bymar		7037 Bonestone Rd Sparks NV	juliebymar@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

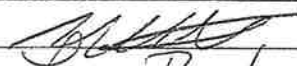


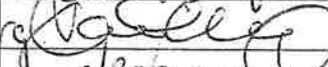
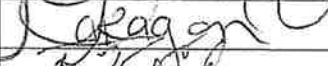
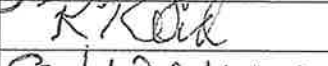
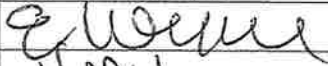
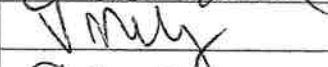
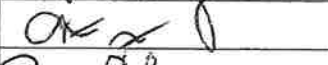


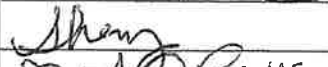
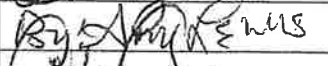

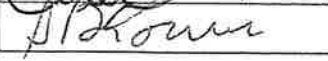
By signing this petition, we assert our collective opposition to the proposed Sierra Reflections plan and call for immediate action to address our raised concerns.

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

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	8/13/24	Jeffrey A. Hyatt		1340 Eastlake Bl. Washoe Valley NV 89704	psycnexus@gmail.com
2	8/23/24	LORI Byles		310 Little Washoe Dr. NV 89704	lbyles444@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 Ophe Rd 89704	
5	8/23/24	CYNTHIA DRAGON		1500 Brenda Way 89704	wyored069@gmail.com
6	8/23/24	Reginald E 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@yahoo.com
9	8/23/24	Alexander Monroy		2380 Rabbit dr 89704	monroy159@gmail.com
10	8/23/24	Byron J Cole		2465 White Pine Drive 89704	bjcole2@yahoo.com
11	8/23/24	WILLIAM STREET		4875 FRECKLES CT 89704	bill_s@msn.com
12	8/23/24	Sherry Tuttle		3915 Flicker Cir	sfaber08@gmail.com
13	8/23/24	Ann Lewis		117 Cotton Tail Lane 89704	craniobone@yahoo.com
14	8/23/24	Ashley Greene		1990 Eastlake Blvd 89704	aggreene2015@gmail.com
15	8/13/24	Sally Braune		4 Rue De La Azure Sparks 89434	celloma@gmail.com

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Thank you for your attention to this critical matter.

Page: _____

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
8/23	Misty Ambrose		55 Dorian Ln Washoe Valley 89724	bluewatercabin70@gmail.com
8/23	Kathy Souwele		1132 Drake way E. Washoe Valley NV 89721	k.souwele@gmail.com
8/23	Vanessa Rudebad		1171 S Nevada St. CC NV 89701	vanessabryson@gmail.com
8/23	Monica Marcinko		1806 Kingsley Ln CC NV 89701	ccpollakdof@gmail.com
8/23	Brenda Johnson		3521 Love Dr. Minden NV	brendacp@gmail.com
8/23	Colleen Feeling		2147 Mount Solé Cir. CC NV 89703	colleenfeeling@gmail.com
8/24	Josh Totten		299 Lindsay Lane. Washoe Valley, NV 89704	joshtotten@comcast.net
8/24	Katerina Penman		3630 Foshing Lane Washoe Valley	katierac@bluewin.com
8/24	Tina Aquistapace		35 Sumbean Ln Reno NV 89511	tinacquistapace@gmail.com
9/16	Vanessa Souwele		251 Hickock Cir. Washoe Valley NV 89704	vanessasouwele@gmail.com
9/16	Jill Strauder-Bubala		2840 Brenda Way Washoe Valley NV 89704	strauderbubala@gmail.com
9/16	Alisse Arellano		3050 Holly Lane, Washoe Valley NV 89704	alissearellano@gmail.com
9/16	John Oliver		2440 Lake Shore Dr NV	89704 John Oliver
9/16	Bonnie Lustine		4 Condor circle 89701	shantekidsgmail.com








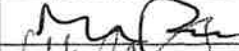
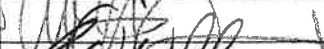
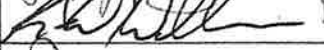

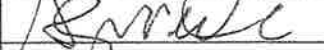
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
 Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17	Richard Poore		131 Waterford Ct.	Richard.Poore@Netapp
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		2291 SHEPHERDS BUSH CT	BFERRARI@MAC.COM
6	9/17/24	KARSTINA BAERRESEN		155 ANTIGUA CT 89511	MOMMYR550NS@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.williams8908@me.com
11	9/17/24	Jen Read		255 Timbercreek Ct 89511	jenf51out@hotmail.com
12	9/17/24	Steen Read		550 Mt Mahogany Ct Reno	sreade756@gmail.com
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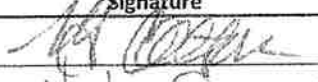


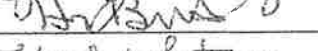
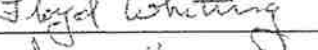
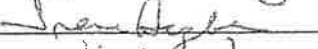
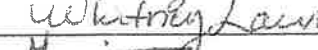



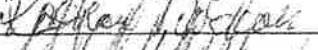

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	7/21	Marcy Colton		182 Nottingham Ct, Reno NV 89511	Marcy.Colton@vnet.com
2	8/22	Vicky Cupar		6250 Valley View Dr, Sparks	vicky_cupar@earthlink.net
3	8/22	Shirley Beagle		4355 PESARO Way 89521	SCBeagle@earthlink.net
4	8/22	HARRY BARNETT		181 Richard Springs Blvd Sparks	harrybarnett@hotmail.com
5	8/22	FLOYD WHITING		2831 Sage Ridge Dr. Reno, 89509	fjwhiting@sbcglobal.net
6	8/22	Irene Hagblom		20730 Eaton Pt Reno 89521	ihagblom@charter.net
7	8/22	Whitney Lauren		2581 Rampart Ter 89519	wlauren@gmail.com
8	8/22	Jim Goffman		6559 Regal Sierra Sparks	jdgoffman@gmail.com
9	8/24	Jenny Trekkers		1420 QUINCY LN RENO NV 89521	JENNYTREKKERS@GMAIL.COM
10	8/25	Karen Stryker		620 La Calma Ct, Sparks	strykerdk1@msn.com
11	8/25	Kate Nickels		4527 Village Green Plwy, Reno	kateezus@gmail.com
12	8/25	Bill Workman		182 7th St, Reno	work297@aol.com
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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
1	7/26/24	Karen M. Smith	[Signature]	222 S. Eastman Ct Reno 89511	
2	7/26/24	East Washoe	[Signature]	222 S. Eastman Ct Reno 89511	
3	7/26/24	Peggy Winbury	[Signature]	222 S. Eastman Ct Reno 89511	
4					
5	5/17/24	Suzanne S. Vandergriff	[Signature]	130 Eastern Ct Reno 89511	
6	8/27/24	William R. Stinson	[Signature]	" " " "	
7	"	Kate Arnold	[Signature]	103 Lombardy Ct Reno 89511	
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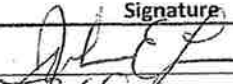
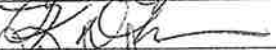
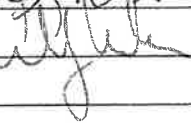
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	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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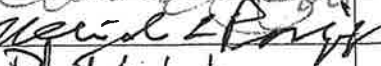
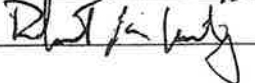
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Washoe County Planning Commission and Washoe County Commissioners, 1001 East 9th Street, Reno, NV 89512
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9/17	Sharon Genix		212 Waterman Ct.	sgenix1014@gmail.com
2	9/17	CAMERON BRET		460 Mount Washington Ct	musckeisma@gmail.com
3	9/17	ULRICH PORZIG		218 NEARHAM C6	PORZIGS@COX.NET
4	9/17	ROBERT LAITY		255 TIMBERCREEK CT.	robertlaity@hotmail.com
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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	8/24/2024	April Hilblom	April Hilblom	40 Lightning W Ranch Rd	aa a.hilblom@verizon
2					NE
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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/30	Michelle Williams	[Signature]	3553 Loomis Ave NV	uglymatters@gmail.com
2	8/30	Sarah Bronczyk	[Signature]	3825 Crosby Place WV	SarahBronczyk@gmail.com
3	8/30	John HEERAN	[Signature]	5010 LEO BINGO CT. WV	TRICEINWASHOE@gmail.com
4	8/30	Patrice Heeran	[Signature]	5010 Leo Bingo Ct. WV	triceinwashoe@gmail.com
5	8/30	CARL ADAMS	[Signature]	3080 Cashmere Blvd Reno NV	
6	8/30	Kevin Burtis	[Signature]	8550 Old Olympic Rd WV	kburtskja@gmail.com
7	8/30	SYLVIA HUGDAL	[Signature]	4310 Bender Ln	shugdal@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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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.

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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	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>Shari Bainter</i>	15065 Goldenrod Dr Reno 89511	Bainters@yahoo.com
3		NICOL HERRIS	<i>Nicol Herris</i>	45 650 GOLDEN CURRANT CIR ⁸⁹⁵¹¹	nicollea@me.com
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Page: _____

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
1	08/10/24	Charlotte Hyatt		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@yahoo.com
4	8/11/24	Deborah Cruze		1370 EASTLAKE BL. WY., NV 89704	deborah.jc.bellis@gmail.com
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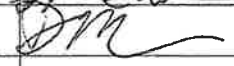
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PUBLIC COMMENT
 WTM24-001

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	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 MARKS		1232 SKINNER DRIVE	MARKSDENTON27@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.

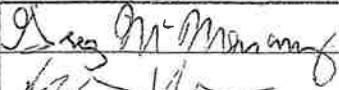




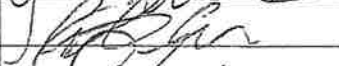




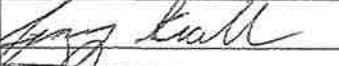

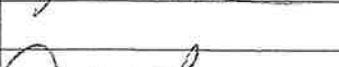
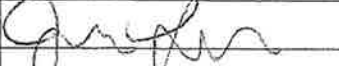
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Attention: Chris Bronczyk, Senior Planner and Tim Evans Staff Planner

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	8/28/24	Greg McMenamy		977 Lindsay Lane C.E. NV 89706	gmcmenamy@gmail.com
2	8/28/24	Britt Baylen		2231 Joshua Dr	
3	8/28/24	Jennifer Miranda		1086 Lindsay Ln CC NV 89706	
4	8/29/24	Sharlee Cotter		Carson City	lavarunner@hawaii.rrcc
5	8/29/24	Jason McIndell		1162 Slide Mt Dr CC 89706	jayll608@gmail.com
6	8/29/24	Conner Ewe		1066 Lindsay Lane	
7	8/31/24	Buc Kemp		1067 Lindsay Ln	ofventes@charter.net
8	8/31/24	Laisha Ortiz		1137 Lindsay Ln	OrtizLaisha16@gmail.com
9	9-4-24	FRANK FRANK		2145 LAKE SHORE DR WASHOE VALLEY NV 89709	
10	9-7-24	PAUL LESIETRE		3030 KAUFFMAN CT, WASHOE VALLEY NV 89709	paul.lesietre@ivanhoe.org.net
11	9-7-24	Jenny Krall		3065 Eastlake Blvd	
12	9-7-24	RICKY TERNER		3450 N.Y.E DR. W.V. NV. 89704	
13	9-9-24	Justin Loeffler		2035 Lakeshore	
14	9-9-24	Justin Loeffler		355 McClellan Dr Washoe Valley	
15					JBLoeffler@aol.com

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	Date	Name (Print)	Signature	Address	E-mail Address .NET
1	8-17-24	JAMES MOBERTY	James Moberly	4125 WASHOE DR CC NV 89704	LKUM56@SBCGLOBAL.NET
2	8-17-24	Linda Moberly	Linda Moberly	425 Washoe Dr CC NV 89704	
3	8-17-24	Dwayne K. Kagan	Dwayne Kagan	235 McClelland Dr CC NV 89704	
4	8-17-24	PAULA M. A. FRIOLI	Paula M. A. Frioli	153 PEPPY SANCT. WASHOE 89704	PFRIOLI@SBCGLOBAL.NET
5	8-17-24	Jessica Fisher	Jessica J. Fisher	3845 White Pine Dr. WV 89704	jeezeeka@yahoo.com
6	8-17-24	MICHAEL R FISHER	Michael R Fisher	3845 WHITE PINE DR WV 89704	CIDMIKO@ME.COM
7	8-17-24	HARRIETT CLARKE	Harriett Clark	80 Sumburn Lane 89521	clarkefm@charter.net
8					
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/17/24	Thomas Clarke		80 Sumbear Lane Reno	Clarke fm@charter.net
2					
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PUBLIC COMMENT
WTM24-001

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/24	Kimber Gomez		14 Willow Bend Ln	kimbergomez@gmail.com
2	8/24	Teresa Stellmacher		44 Lightning W Ranch	teresa.stellmacher@verizon.net
3	8/24	Anne Hoffman		5 Silver Saddle Ct	Anne@Annehoffman.com
4	8/24	L. LOW		12 LWRR, Washoe Vly, NV	
5	8/24	Ken Stellmacher		44 Lightning W Ranch Rd	stelly_wt@yahoo.com
6	8/24	Daniel Scott		62 E. Lightning Ranch Rd	DanScott@Pacbell.net
7	8/24	Bonnie Whitaker		7350 Frankton Rd	Whittaker.bonnie@gmail.com
8	8/24	Michael Houlihan		10 Lightning W Ranch Rd. WV, NV	Capputo@pacbell.net
9	8/24	Saul Reed		18 Lightning W Ranch, WV, NV	Saul775@hotmail.com
10	8/24	Wyle Black		30 Lightning W Ranch Rd Washoe	wyle_black@yahoo.com
11	8/24	Dennis Frezzo		5 Silver Saddle Ct	djfrezzo@hotmail.com
12	8/24	Thomas A. Hoffman		5 Silver Saddle Ct - wv 89704	Arlene@ArleneHoffman.net
13	8/24	Jill Tighe Reed		18 Lightning W Ranch Rd	jilltighe@hotmail.com
14	8/24	Laura Dilley		11 Light W Ranch	lrd@prodigy.net
15	8/24	Richard H. Blom		40 Lightning W Ranch Rd Washoe Valley	rw.blom@verizon.net

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/22/24	Jay Maxey	Jay Maxey	1029 Bark Ct. Carson City 89402	MJ.Maxey@gmail.com
2	8/22/24	Vicki Johnson	Vicki Johnson	2927 Waterfield Dr. Sparks 89434	H.15buffalo@gmail.com
3	8/22/24	Cathy Helton	Cathy Helton	5966 N White Sands	czh81355@gmail.com
4	8/22/24	Carol Stranford	Carol Stranford	2150 Alphabet Dr Reno 89502	cstranford@gmail.com
5	8/23/24	Melissa Maxey	Melissa Maxey	133 Lake Glen Dr. CC, 89403	tahoemax@hotmail.com
6	8/24/24	Sherry Brown	Sherry Brown	1250 S. Meadows Parkway #1032, Reno, NV 89521	s.lacie@yahoo.com
7	8/27/24	Kathy Easley	Kathy Easley	2026 Columbine Ct. Carson	keasleyesb@global.net
8	8/27/24	ROBERT EASLEY	Robert Easley	2026 COLUMBINE CT Carson City	roberteasley124@gmail.com
9	8/27/24	Kristie Self	Kristie Self	946 Walker drive Hawthorne	wwtd420@gmail.com
10	8/29/24	Barbara Haber	Barbara Haber	1630 Slide View Way Washoe Valley	barbaralaber@yahoo.com
11	8/29/24	Kim Haber	Kim Haber	1630 Slide View Way Washoe	KBranch@yahoo.com
12	8/30/24	C. V. PEARSON	C. V. Pearson	1600 E. LAKEVIEW	ABCmacy@aol.com
13	9/2/24	Rosses McGray	Rosses McGray	855 Vivian Dr, Sparks	rdmcs2@yahoo.com
14	9/6/24	Julie King	Julie King	1030 Weldonwood Lane N. Eugene	Julie.king2010@gmail.com
15	9/6/24	Linda Nelson	Linda Nelson	936 E Orchard St. Battle Mountain	linadivil@hotmail.com

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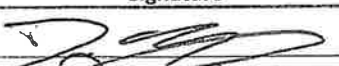
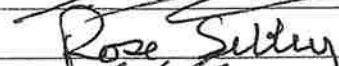
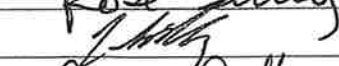
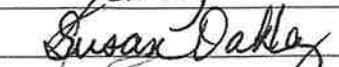

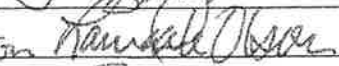
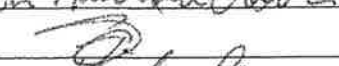
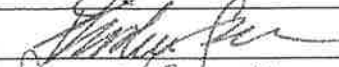


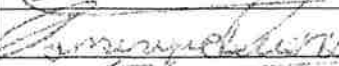

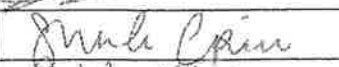

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Petition Signatories (15 signatures per page)

	Date	Name (Print)	Signature	Address	E-mail Address
1	9-1-24	DARWIN TUXON		220 SUDBURY DR.	DTUXON@GMAIL.COM
2	9-1-24	Rose Sibley		240 Andrew Lane	Sibsx5@gmail.com
3	9-1-24	Jason Sibley		240 Andrew Lane	Sibsx5@gmail.com
4	9-1-24	Susan Oakley		40 Zircon Dr.	sann.oakley@gmail.com
5	9-3-24	JUDITH SOMOGYI		2955 Phoebe Rd. Reno 89521	jmsomogyi@gmail.com
6	9-3-24	Laura Dale Olsen		275 Piney Creek Rd Reno 89521	lauradale-tangway@hotmail.com
7	9-3-24	Golden Plante		2590 Whittier Ridge Drive 89521 Reno	dadouches@hotmail.com
8	9-3-24	Kirsten Sorensen		10860 Serrano Dr. Reno 89521	ksorensen@me.com
9	9-3-24	Samantha Stern		11490 VERAZAR drive, Reno 89521	sternsai.dvm@gmail.com
10	9-3-24	Miguel Cebrenas		228 Red Oak Dr. Tonawanda, NY 89521	cebrenasmiguel1@gmail.com
11	9-3-24	Dominique Robles		2281 RADCLIFFE RD. Sparks, NV 89521	dominique.Robles52@gmail.com
12	9/3/24	Brian B. Boston		1775 South Virginia Street	BrianJBoston@gmail.com
13	9/3/24	Shanda Crain		17175 S Virginia St Reno, NV 89521	shandacrain@gmail.com
14	9/6/24	Christen Morn		3238 Cache Peak Dr Reno NV 89521	christenmorn55@gmail.com
15	9/6/24	Grace Butler	GRACE BUTLER	PO BOX 1337, MINNETONKA MN 55345	gracesheedy@gmail.com

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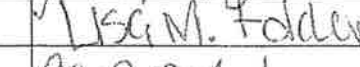
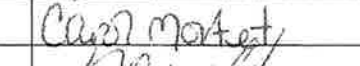
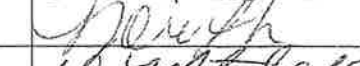
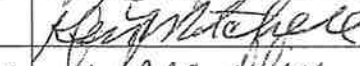


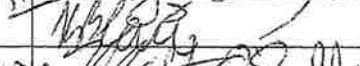
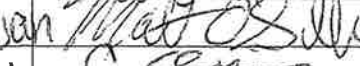
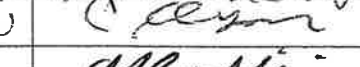

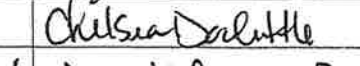
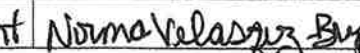
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/31/24	Mary Singer Kreuter		7225 Sunrise Blvd. Washoe	marysk59@gmail.com
2	8/31/24	JAMES FOLDEN		166 Popoia Court Washoe Valley	j.folden@yahoo.com
3	8/31/24	Emily Tegler		-	emilyteglar@gmail.com
4	8-31-24	Lisa Folden		1168 Popoia Ct Washoe Valley	Lisafolden59@gmail.com
5	8-31-24	Carol Mortet		4875 Freckles Ct. Washoe Valley, NV	carolmortet@yahoo.com
6	8/31/24	NOVA PERKINS		3030 Brandie Way Washoe Valley	endofthetrail103@gmail.com
7	8/31/24	KEN MITCHELL		220 SURREY DR PLEASANT VALLEY	
8	9-1-24	Susan Spradling		3920 Doc Olen Ct. Washoe Valley	spradling3009@icloud
9	9-1-24	Jimmy Spradling		245 ANDREW LN RENO, NV 89521	SPRADLINGJ@icloud
10	9-1-24	Kaitlyn Blair		2450 Rhodes Rd Reno NV, 89521	KaitlynCull@gmail.com
11	9-1-24	Matthew O'Sullivan		2450 Rhodes Rd Reno NV, 89521	MattOS707@hotmail.com
12	9-1-24	CHRISTINA OLSON		40 ZIRCON DR #3 RENO, NV 89521	croz2@gmail.com
13	9-1-24	Angelo Carlini		285 Andrew Lane, 89521	angelor.carlini@gmail.com
14	9-1-24	Chelsea Darlitt		22813 Carriage Dr RNV 89521	doddt4smiles@yahoo.com
15	9-1-24	Norma Velasquez Bryant		19795 Miner Lane Reno NV 89521	normajeon5050@yahoo.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/29/24	Tina F. SLOBE	[Signature]	408C Bower Way	NVART@CHARTEL.NET
2	8/29/24	BRUCE SLOBE	[Signature]	408D Bower Way	bruce14@charter.net
3	8/29/24	Carol Dyer	[Signature]	220 Finch Way	cdstacks@aol.com
4	8/29/24	Debra Heinz	[Signature]	180 E. Coyote Dr Wv	fredasfrank@charter.net
5	8/29/24	Brenda Heinz	[Signature]	180 E. Coyote Dr Wv	no.brenda.heinz@charter.net
6	8/29/24	Purleymas Bamgren	[Signature]	2230 Lakeshore Dr Wv	Orms77@charter.net
7	9/3/24	Shelly Trickett	[Signature]	1355 F. B. St. Wv	shelly.trickett@charter.net
8	9/3/24	Will May	[Signature]	1555 Brenda Way	will.may714@gmail.com
9	8/31/24	Angelina Dora May	[Signature]	1555 Brenda Way	angelina5266@gmail.com
10	8/24	Jonice Jackson	[Signature]	35 Sierra Circle Carson City	jacks44@coke.com
11	7/62	Ricelly Rose	[Signature]	516 Clark St R.	nellyrose@yahoo.com
12	9/03	Ron Tilling	[Signature]	1515 Angeline Drive	jstilling10@gmail.com
13	9/03	Joshua Cook	[Signature]	301. Pat. St. R.	joshua.d.cook@charter.net
14	9/6	Muriel M. Olin	[Signature]	48 E. Kirk Rd.	Muriel.M.Olin@gmail.com
15	9/6	Theresa Moser	[Signature]	750 Aspen Creek Dr Wv, Reno	2552+moser@gmail.com

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	Date	Name (Print)	Signature	Address	E-mail Address
1	9/5/24	STEPHEN MURKIN	Stephen Murkin	406 Fortridge Ln 89704	dochtertsb@gmail
2	9/5/24	RICHARD COPP	Richard Copp	876 Washoe Dr 89704	meducopp@yahoo.com
3	9/5/24	KARL PETERS	Karl Peters	2125 Brandt Way NV 89704	MRKARLPETERS@GMAIL.COM
4	9/5/24	Anthony Thomas	Anthony Thomas	2035 S. Higgins Rd, Fallon	
5	9/5/24	Marshall McCoy	Marshall McCoy	PO Box 1174 Verdi NV 89434	biddagmccoy@hotmail.com
6	9/5/24	Andrew Lipschultz	Andrew Lipschultz	524 Paradise Valley Road	andrew.lipschultz@gmail.com
7	9/5/24	Drew Ribar	Drew Ribar	3480 Pershing Ln Washoe Valley NV	drewribar@gmail.com
8	9/5/24	Ursula Burnett	Ursula Burnett	3480 Pershing Ln. Washoe Valley NV	u.burnett@outlook.com
9	9/7/24	Dede Gardella	Dede Gardella	4240 Jumbo Grade Washoe Valley NV	dgardella@yahoo.com
10	9/7/24	STEPHEN HOFFMAN	Stephen Hoffman	250 PERSHING LANE Washoe Valley	SD40402@gmail.com
11	9/7/24	Amanda Smith	Amanda Smith	515 Ethan Lane, Washoe Valley	Ale Lee
12	9/7/24	MARK RUTTER	Mark Rutter	400 Sparrow Way NV	markeric@gmail.com
13	9-7-24	Jim Robinson	Jim Robinson	1452 North 11 St	Lampy@PTDVerizon.net
14	9-7-24	James Noriega	James Noriega	135 Cortez Ln, NV	jim@highdeserttx.org
15	9-7-24	Mia Robinson	Mia Robinson	7210 Martin Way Reno	Mia.Robinson@net.net

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Page: _____

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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	Date	Name (Print)	Signature	Address	E-mail Address
1	08/28/24	KAREN HOUDESHEDT	[Signature]	1046 Lindsay Ln Carson City	Kjhoudeshedt@yahoo.com
2	09/07/24	David Fuentes	[Signature]	1046 Lindsay Ln Carson City	davidaf2013@yahoo.com
3	28/8/24	Elizabeth Tryon	[Signature]	10216 Lindsay Lane Carson	2betryon@att.net
4	8-28-24	Richard Burns	[Signature]	1190 Goldfield Ave Carson City	RickY.Burns60@yahoo.com
5	8-28-24	Cecilia Burns	[Signature]	1190 Goldfield Ave Carson City	
6		Mike Ste...	[Signature]	2397 Fieldcrest Dr	mtbated374@aol.com
7	8-28-24	Antonio Cortez	[Signature]	690 E Patriot blvd	antonio.cortez@gmail.com
8	8-28-24	Rusty Stich	[Signature]	801 S Carson Street	rusty801@yahoo.com
9	8-28-24	Caleb Ruste	[Signature]	1047 Lindsay Ln	CalebRuste@yahoo.com
10	8-28-24	Cameron Carter	[Signature]	1287 Lindsay Ln	CameronCarter1985@yahoo.com
11	8/28/24	Sara Salas	[Signature]	1137 Lindsay Ln	SaraSalas@gmail.com
12	7/28	Evan Miranda	[Signature]	1086 Lindsay Ln	
13	8/28	Jim Acavado	[Signature]	957 Lindsay Ln CC NV 89701	acavado1021@gmail.com
14	8/28	Long Acavado	[Signature]	957 Lindsay Ln CC NV 89701	
15	08/28	Diana M. Schultze	[Signature]	976 Lindsay Ln CC NV 89701	

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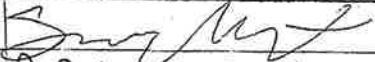
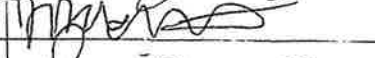


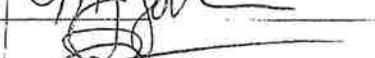

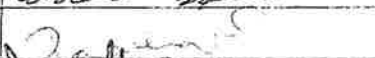


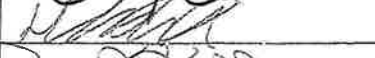



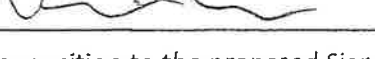
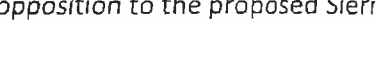
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	Date	Name (Print)	Signature	Address	E-mail Address
1	8/29/24	Spring McKnight		415 Valley Cir. #C Dayton NV 89403	Froggylover74@gmail.com
2	8/29/24	Jordan Reagan		250 Jeanell Dr. #19 Carson City, NV 89701	jordie7738@gmail.com
3	8/29/24	Trisha Wilson		1382 Rancho Rd Gardnerville NV 89460	trishawill02@gmail.com
4	8/29/24	Faith Wilson		1382 Rancho Rd Gardnerville NV 89460	faithwil382@icloud.com
5	8/29/24	Maria Johnston		1329 W. Wales Ct. Gardnerville NV 89410	ria.johnston@gmail.com
6	8/29/24	JASON JOHNSTON		SAME #	jsanton74@gmail.com
7	8/29/24	CHRIS GURRARD		206 West pine St. Carson City	ThatNEVADA guy2@gmail.com
8	8/29/24	Rachel		2145 S. Elm Street, Reno NV	
9	8/29/24	Spth Cordova		1342 Chickadee Ave Gardnerville	
10	8/29/24	Carlye Cordova		"	
11	9/7/24	Hilma Rodriguez		775 Washoe Drive 89704	kimbinjess3@gmail.com
12	9/7/24	Rita Kelley		3655 Lyon Washnville	che52 Kelley@gmail.com
13	9-7-24	Lavonne Schaffler		205 Monarch Dr. NV NV	chefkr@stglobal.net
14	9-7-24	Stephen Kunkin		4000 Pease Rd Reno NV 89510	Stephen Kunkin 137@comcast.net
15	9-7-24	Mike Moss		2165 CHADMAN DR	

PUBLIC COMMENT
 WTM24-001
 1091

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
1	9-1-24	Susan Reed Wootan	[Signature]	25 Connie Way Reno NV	sreered68@gmail.com
2	9-5-24	MICHAEL LARRY	[Signature]	1409 JAMES GARDNER DR	michael.larry@gmail.com
3	9-5-24	RICHARD GILMAN	[Signature]	1312 LANE CT	[Signature]
4	9-5-24	THELISA BIRKLE	[Signature]	300 Galena Pines Rd Reno NV	ThereseBIRKLE@Comcast.net
5	9-5-24	Tim Birkle	[Signature]	300 Galena Pines Rd Reno NV	TimBirkle6@gmail.com
6	9-5-24	Cristy Lux	[Signature]	315 Galena Pines Rd Reno NV	CristyLux@gmail.com
7	9-5	Todd Hartz	[Signature]	3876 Travis Way	
8	9/5	Cassandra Burke	[Signature]	3335 Lynn Ln Washoe Valley, NV	casmurke22@gmail.com
9	9/5/24	Brentamy Lopez	[Signature]	2290 Chukar Dr Washoe NV	N/A
10	9/5/24	Debrae Rader	[Signature]	2245 Chukar Dr Washoe	lojap1752@gmail.com
11	9/5/24	Steven Silva	[Signature]	181 W Marchmont Lane Reno	ssilva490@earthlink.net
12	9/5/24	Beverly Silva	[Signature]	181 W. Marchmont Reno	bsilva2000@yahoo.com
13	9/5/24	Jessica Paul	[Signature]	60 Bear St, WV 31704	jpjessicapaul.com
14	9/5/24	Joni Mathis	[Signature]	3625 Poco Vista Ct.	Slackhornse@hotmail.com
15	9/5/24	Michelle Bender	[Signature]	1405 Prater Way NV	Michelle.ltd@aol.com

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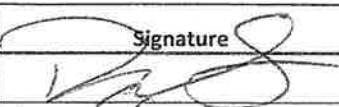


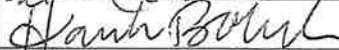



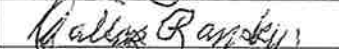

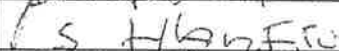

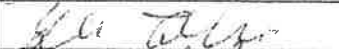



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1	8/27/24	Daniel Wink		3975 Doc Olen Ct - Washoe Valley	danwink1@gmail.com
2	8/28/24	Lynn Cordova		205 Monarch Dr	hhhcordova@aol.com
3	8/28/24	Lynn Cordova		205 Monarch Dr	neubder@aol.com
4	8/28/24	Hannah Bohlen		4275 Partridge Ln Washoe Valley	HannahSlaster@icloud.com
5	8/28/24	Conner Bohlen		" "	" "
6	8/28/24	Brenda Steffen		405 Puma Dr. Washoe Valley NV	Sagebrushlover101@gmail.com
7	8/28	John Boss		3075 EAST LAKE Blvd	JBteacher5@gmail.com
8	8/29	DALLAS RANSLEY		4120 Flicker Circle	dallasrandsley1432@gmail.com
9	8-29	Shane Ruiz		225 Magpie way washoe	RFSUNKIE@SATELITE.com
10	8-29	Shane Ruiz		" "	" "
11	8/30	Henrik Martin		143 Peppy San Ct, Washoe Valley	henrik@netgate.net
12	8/30	Yukon Takeuchi		305 Old Washoe Cir. Washoe Valley NV	stake46@yahoo.com
13	8/30	Desiree Espinoza		4000 Bluewing Way Washoe Valley NV	dmom3@gmail.com
14	8/30	Bill Mann		3015 Chipmunk Dr. W.V.	
15	8/30	Kathryn Dyer		4250 Drake way Washoe Valley	grouseaholic@yahoo.com

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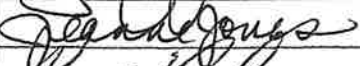




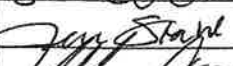
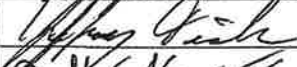

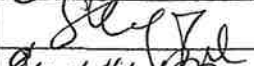
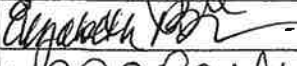
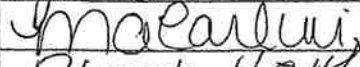
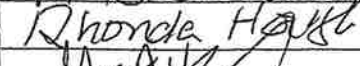
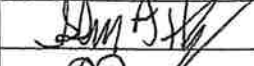
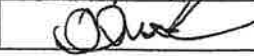
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2	8/29/24	Jeanne Jones		295 Andrew Ln Reno 89521	DarickJeanne@sbcglobal.net
3	8-29-24	Kevin Egan, T. ci		355 WHEATCREW LN RENO NV 89521	KevinEganTci@comcast.com
4	8-29-24	Ali Tekturk		957 RANDVIEW Circle 89701	AliTekturk@me.com
5	8-29-24	Shane Hale		1805 N CARSON ST 89701	JDFiredog3000@yahoo.com
6	8/29/24	Bre Olds		4115 Drake Way, Washoe 89701	Bolds@dicksonrealty.com
7	8/29/24	Jen Stahl		300 Andrew Lane, Reno, NV 89521	jen@jstahlinc.com
8	8/29/24	Jeffrey Fisher		157 Cedar Ln Reno NV 89521	157LRS@gmail.com
9	8/29/24	Colby Klein		290 Andrew Ln Reno NV 89521	Cwklein93@gmail.com
10	8/29/24	Sonja Cuffe		19700 Miner Ln, Reno NV	shasta1987@hotmail.com
11	9/30/24	Elizabeth BURN		600 Theobald Ln Reno, NV	elizabeth@zone24-landscaping.com
12	9/1/24	Michelle Carlini		285 Andrew Ln, Reno, NV	mybrokerkmichelle@gmail.com
13	9-1-24	Rhonda Hough		903 Chernus Dr. CC NV 89703	rhonda.hough@icloud.com
14	9-1-24	Glenn A Hough		903 Chernus Dr. CC., NV 89703	GlennHough@gmail.com
15	9/1/24	Tawonia Tuxon		220 Surrey DR. Reno, NV 89521	TUXONT@AOL.COM

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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
---	--------------------

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.

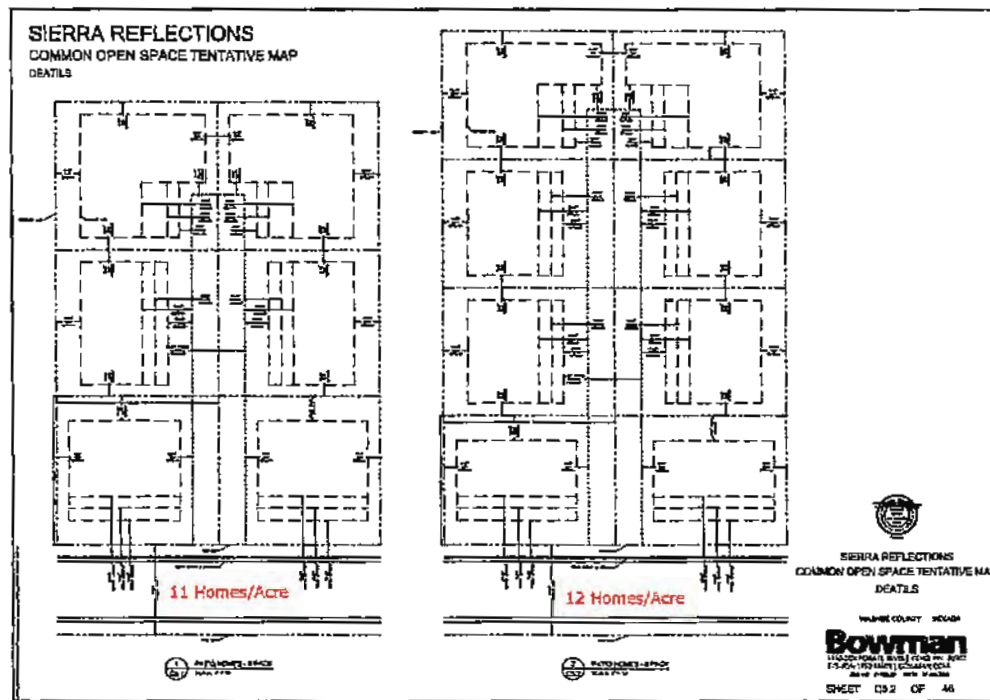
The urban densities do not accommodate for the parking needs of residents and the reliance on vehicles in a rural area.

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

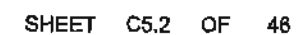
Sierra Reflections Application Project Narrative, Development Statistics, page 29	Table 110.406.05.1
---	--------------------

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

DEATILS

1
C5.2

2
C5.2



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:

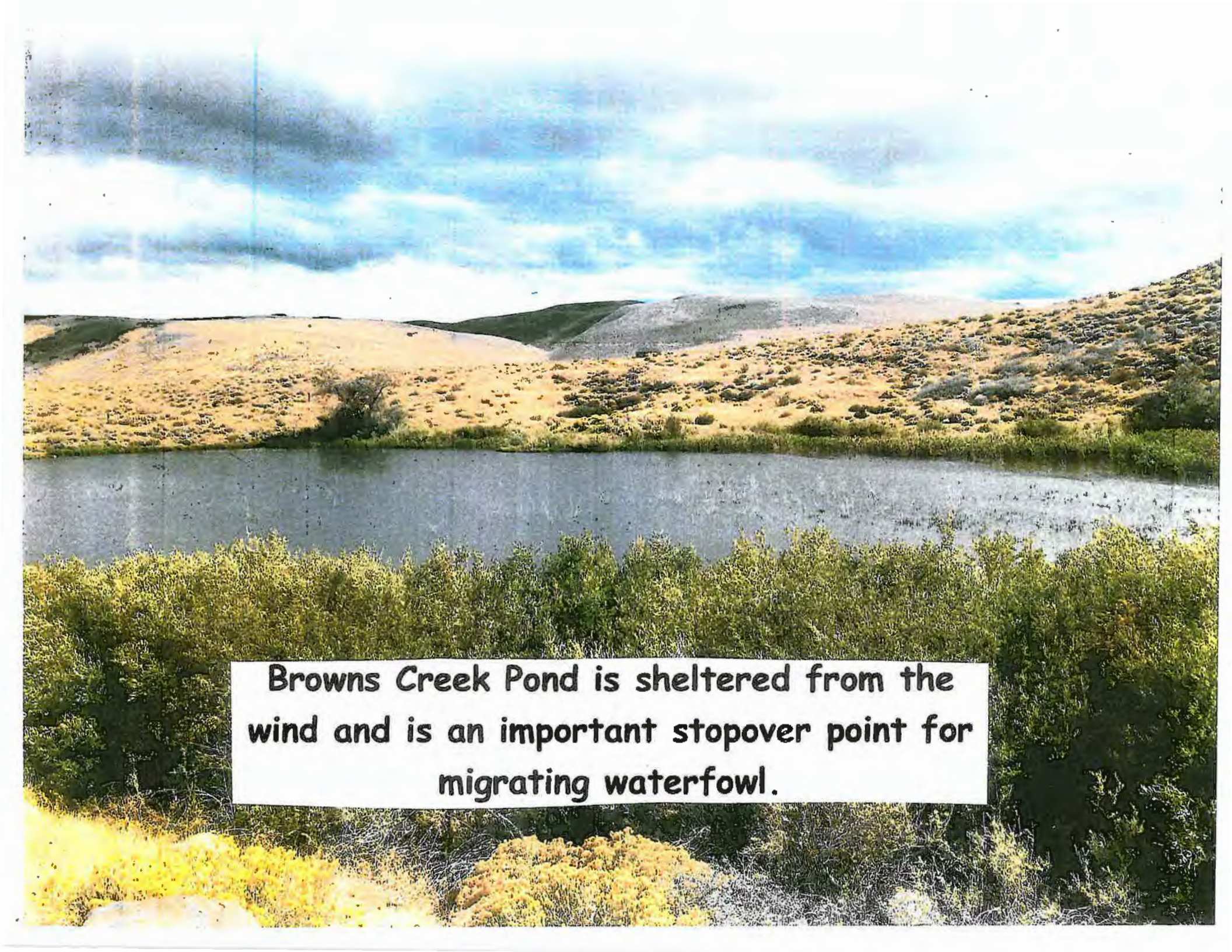
Common Open Space Development Finding (b),
Tentative Subdivision Maps Finding (b), and
Tentative Subdivision Maps Finding (e).

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

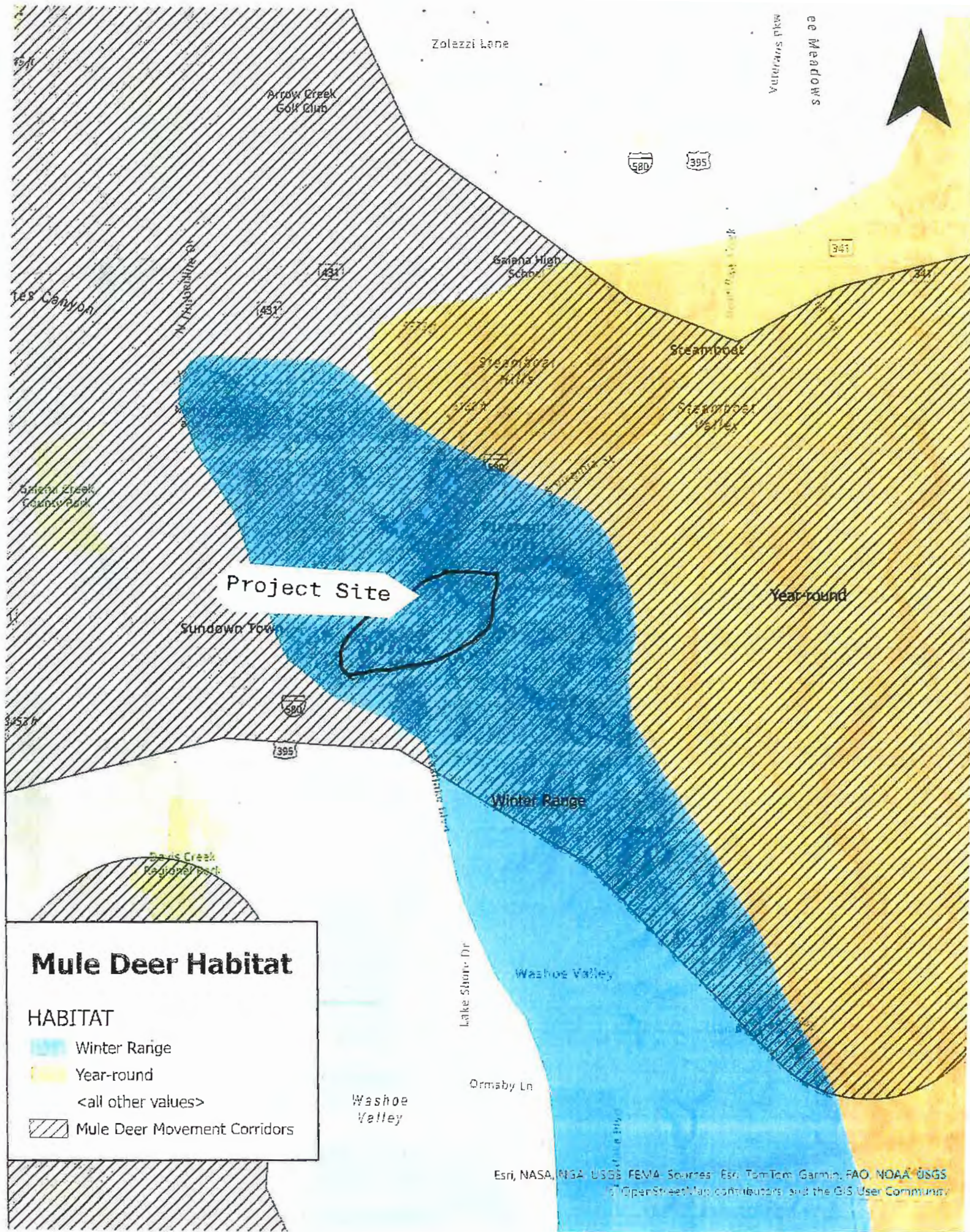
Pacific Flyway



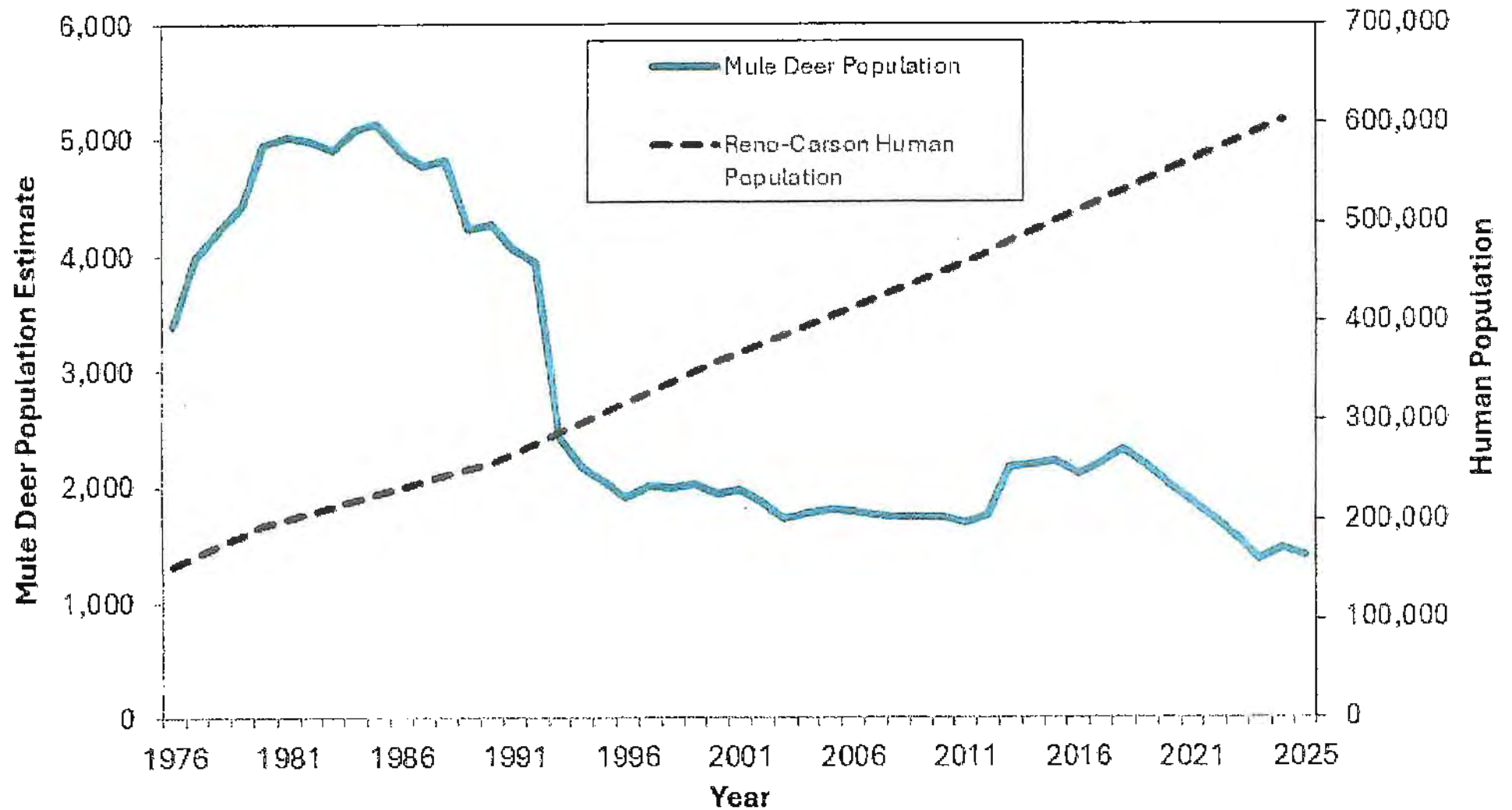
The project site is part of the Pacific Flyway, a major north/south migration route for millions of birds, and over 50% of these birds are waterfowl.



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



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



Common Open Space Subdivision Presentation 10/26/25

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:

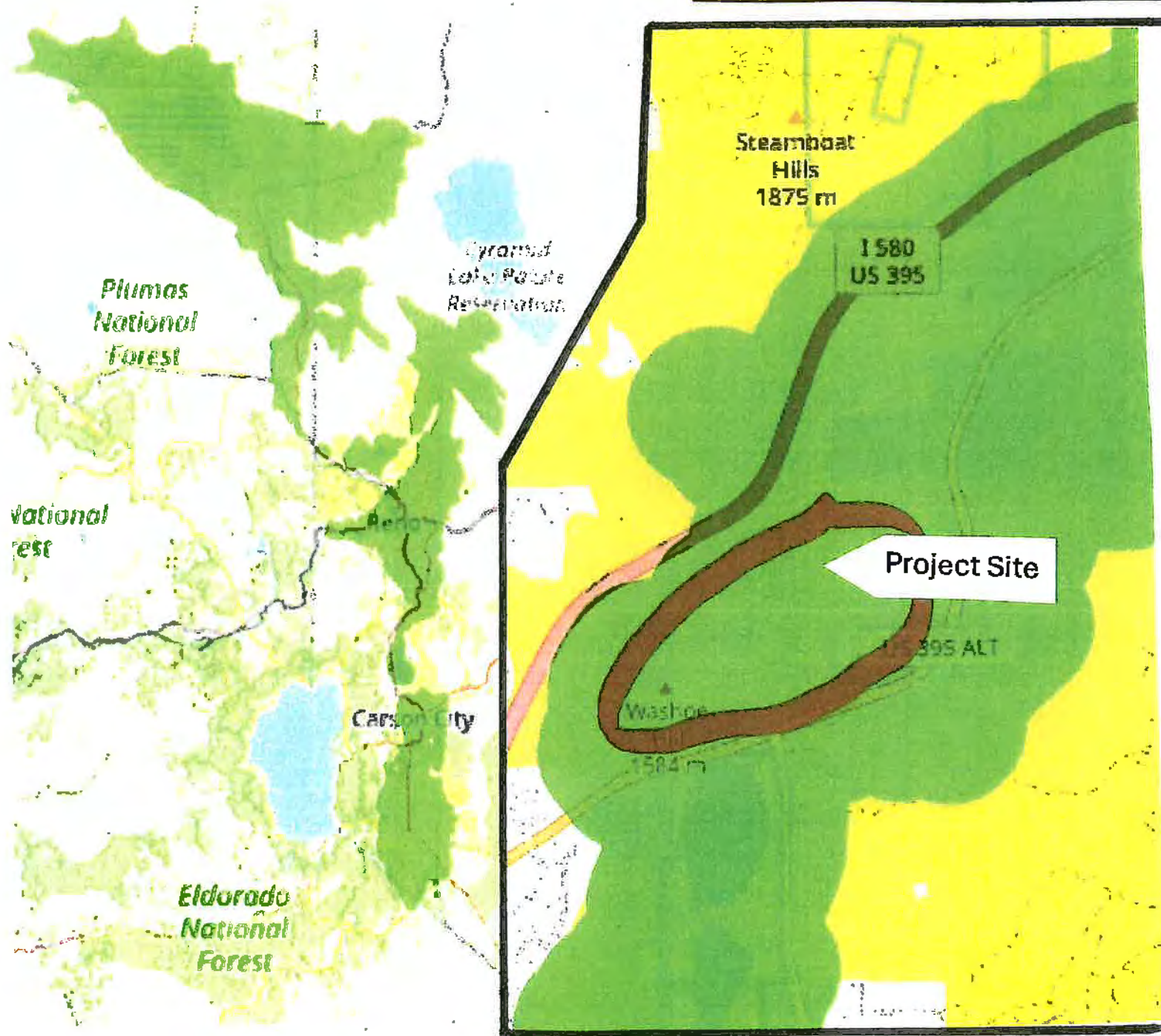
1. Common Open Space Development Finding (b) Protect Natural and Scenic Resources
2. Tentative Subdivision Map Finding (b) Design or Improvement
3. Tentative Subdivision Map Finding (e) Fish or Wildlife

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



Legend

- Highways
- SierraReflections
- Sierra Reflections with a 2 kilometer buffer
- Cui-ui watershed
- Lahontan Cutthroat Trout watershed
- Carson Wandering Skipper
- Steamboat Buckwheat

0 0.5 1 2 3 4 Kilometers

0 0.45 0.9 1.8 2.7 3.6 Miles

Date created: 7 August 2025
tmrpa.org

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.

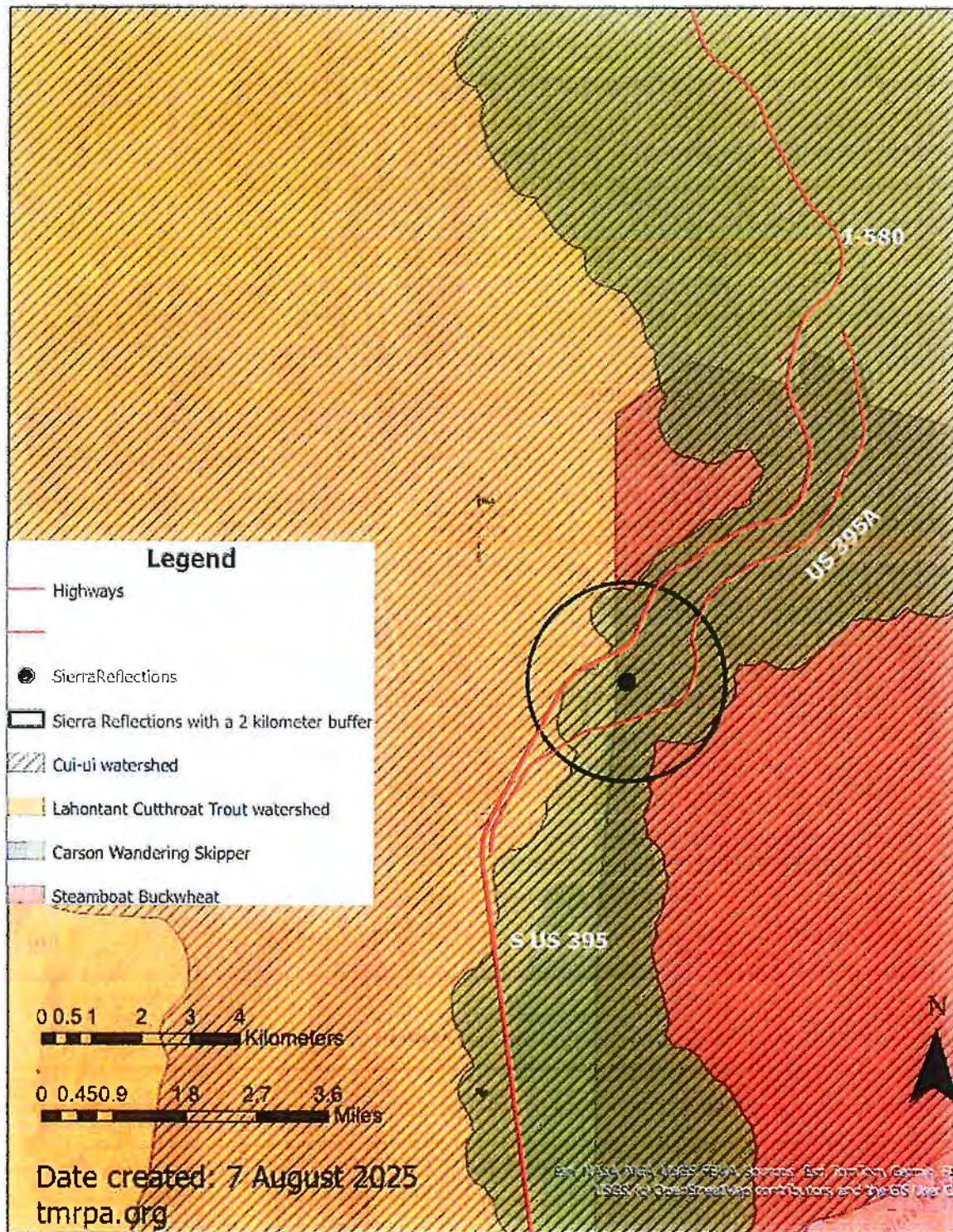
Excerpt from the Nevada 2024 Water Quality Integrated Report

List of Impaired Waters p. 160

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

Threatened, endangered, and endemic species ranges
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

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).

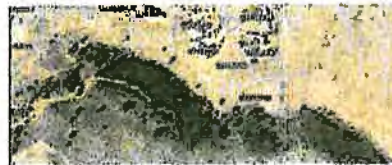
The application also states that the trees to be removed are predominantly cottonwoods and willows which are prohibited per **Landscaping Article 412.60** of the development code.

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.

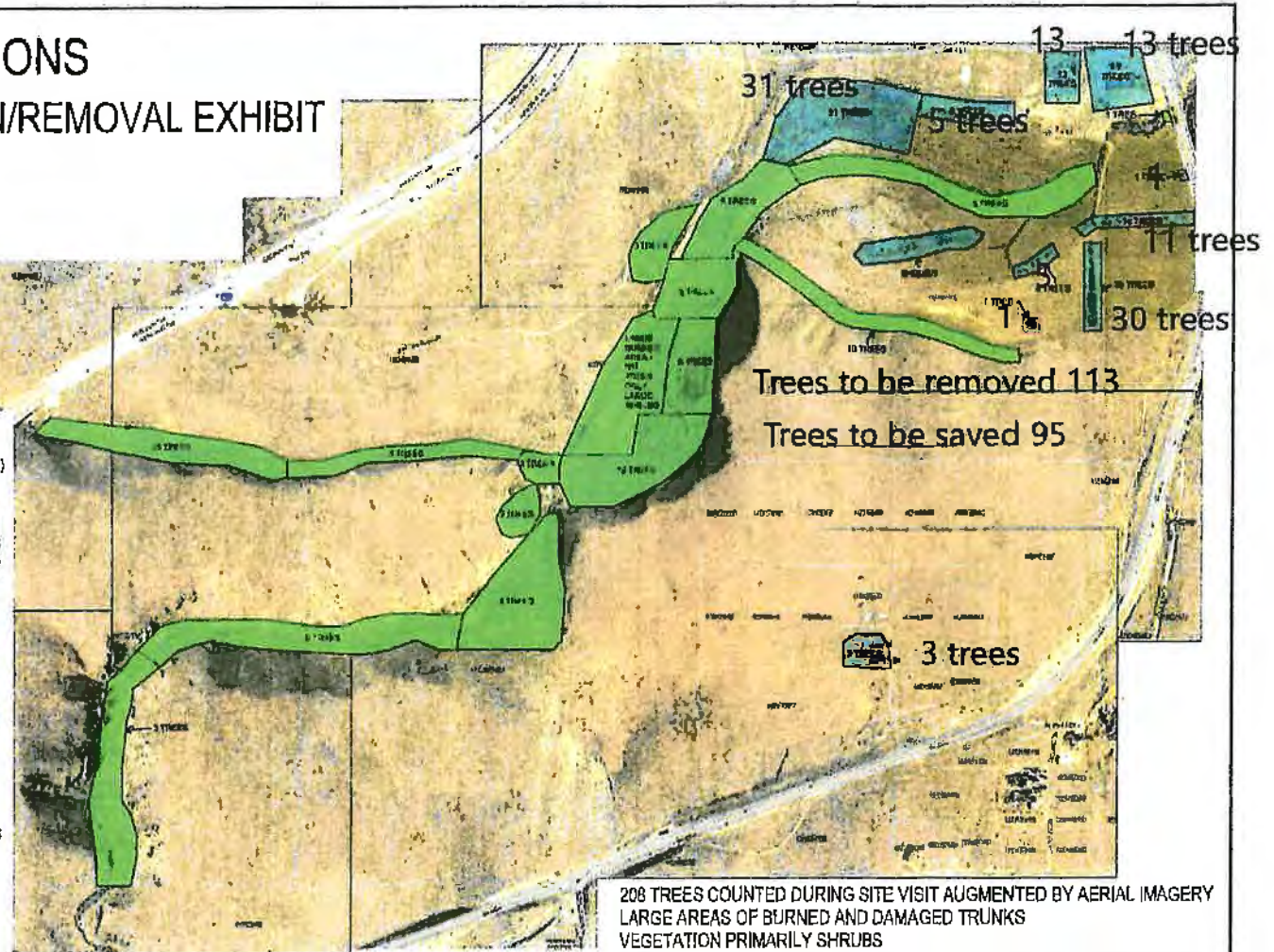
Since the above findings cannot be made I request that you deny the application.

279 words

NOVEMBER 10, 2023



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.

Presentation to Washoe County Planning Commission

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

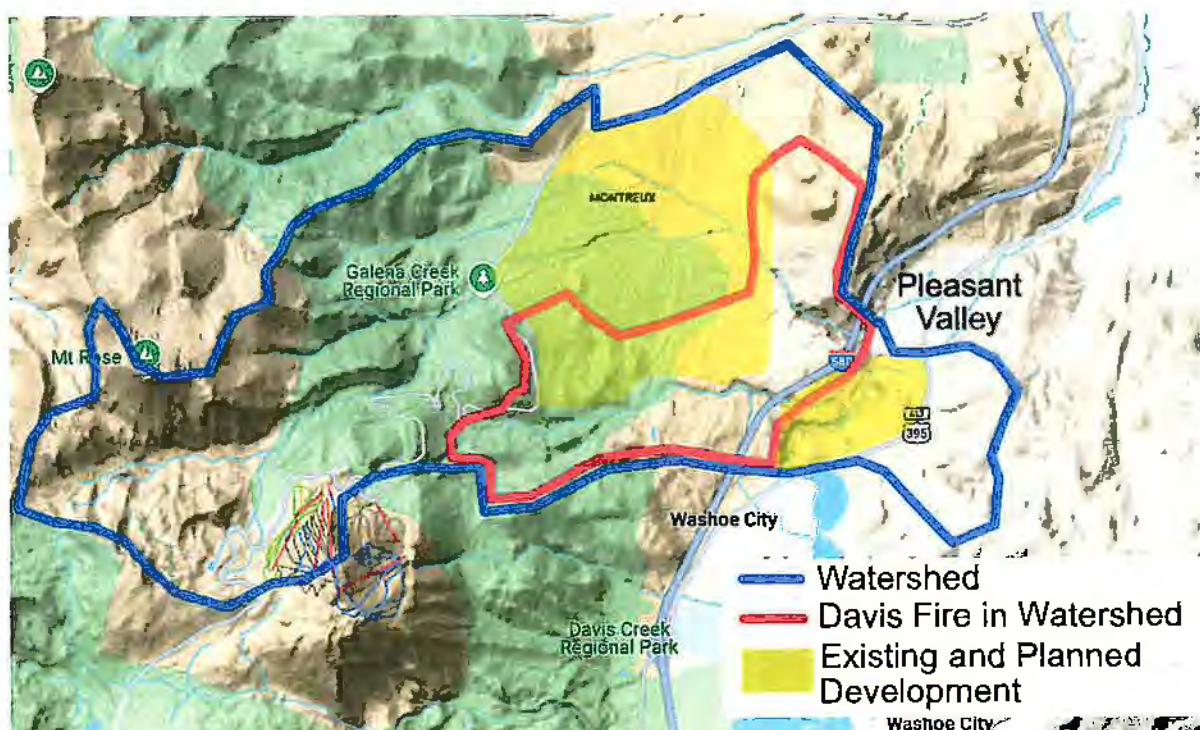
Background and Scope

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 it's 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 it's waters from the Washoe Valley watershed surrounding that valley. While Washoe Valley has had it's 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

it 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

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.

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.

were reported a cabin 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 foot-hill 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 16 miles south and the highway was closed for about three hours last night while rocks and debris were cleared away.

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-5

Help needed for clearing of flood debris

By Janice Moke
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 cleanup with Pleasant Steamboat Valley Homeowners Association.

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

What a way to start the year

January 2, 1997



GALENA CREEK

Don E. Peters

Reno Gazette Journal

Sept 30, 1972

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 FIRM 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, A-1, A-2, A-3
 Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area at 1% annual chance flood with average depth less than one foot or with breaking waves of less than one quarter mile 2m
 Future Condition 0.2% Annual Chance Flood Hazard Zone 2
 Area with Reduced Flood Risk due to Levee, See Notes, Zone 1
 Area with Flood Risk due to Levee Zone 0

OTHER AREAS OF FLOOD HAZARD
 No Source Area of Minimal Flood Hazard Zone 4
 Effective LULUs
 Area of Undetermined Flood Hazard Zone

OTHER AREAS
 Channel, Outlet, or Storm Sewer
 Levee, Dike, or Floodwall

GENERAL STRUCTURES
 Cross Sections with 1% Annual Chance
 Water Surface Elevation
 Coastal Truss
 Spec Flood Elevation Line (SFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Truss Baseline
 Profile Baseline
 Hydrographic Feature

OTHER FEATURES
 Digital Data Available
 No Digital Data Available
 Unmapped

MAP PANELS
 The plot displayed on the map is an approximate plot 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 on C03 F12 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 unmapped 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).

Geiger 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

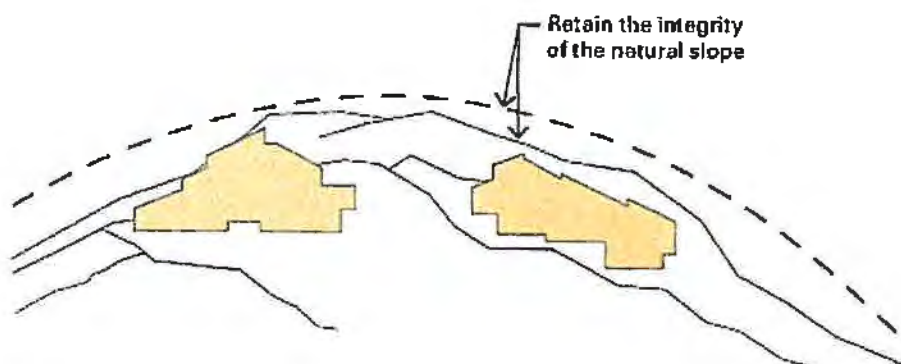
STRATEGIES & ACTION ITEMS

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.





- 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.

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.



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 black ink, appearing to read "Jennifer Cooper".

Jennifer Cooper
NDOT Program Development

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



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.**

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.

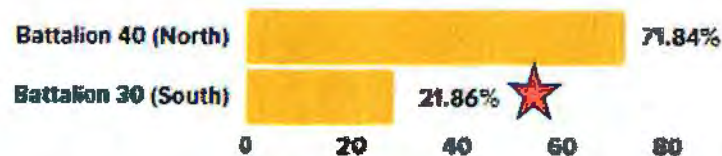
EXHIBIT A

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

Aggregate Responses by Fire Station & Community

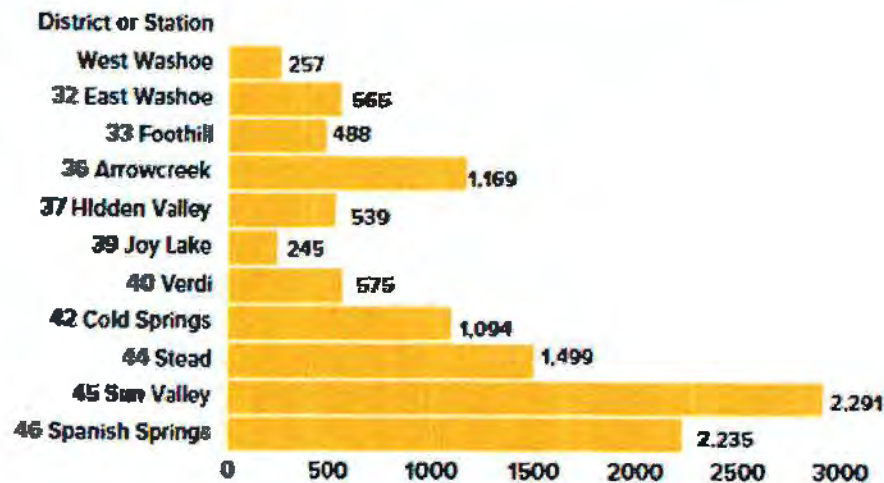


The number of responses tracks higher in the northern half of the district. The comparison between north and south battalions excludes aid to other jurisdictions outside of the TMFR boundary.



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	10	1	10	14	10	45
Verdi Fire	6	1	2	10	1	20
Stead Fire	4	1	10	10	10	35
Hidden Valley	13	45	10	14	40	122
Emergency Medical	14	1	4	4	1	24
General Call	20	40	40	10	4	114
Cardiac Arrest	147	140	100	10	10	397
Motor Vehicle	10	10	1	1	1	23
Emergency Medical	40	100	40	10	40	230
Emergency Medical	14	14	1	4	4	37
Emergency Medical	40	14	10	10	40	114
Emergency Medical	1	1	1	1	1	5
Total	575	1094	1099	2300	2287	6355
	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	1	4	20	4	43
Arrowcreek Fire	11	24	1	4	14	54
Washoe Fire	10	1	10	14	10	45
Verdi Fire	6	1	2	10	1	20
Stead Fire	4	1	10	10	10	35
Hidden Valley	13	45	10	14	40	122
Emergency Medical	14	1	4	4	1	24
General Call	20	40	40	10	4	114
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Emergency Medical	40	100	40	10	40	230
Emergency Medical	14	14	1	4	4	37
Emergency Medical	40	14	10	10	40	114
Emergency Medical	1	1	1	1	1	5
Total	622	488	247	237	230	2124
	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	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X	X	X	Jeffery Graham, jeffrey.graham@dot.ny.gov
NDOW (Wildlife)	X	X	X	Cheyenne Acevedo, cheyanne.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 Hain, shain@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, taweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wilmer, rwilmer@washoecounty.gov; Janelle Thomas, jktomasi@washoecounty.gov
Washoe County Emergency Management Administrator	X			
INPH Air Quality	X			
INPH EMS	X	X		
INPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio,
TMPFD	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-Stone 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 regions 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).

Geiger 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

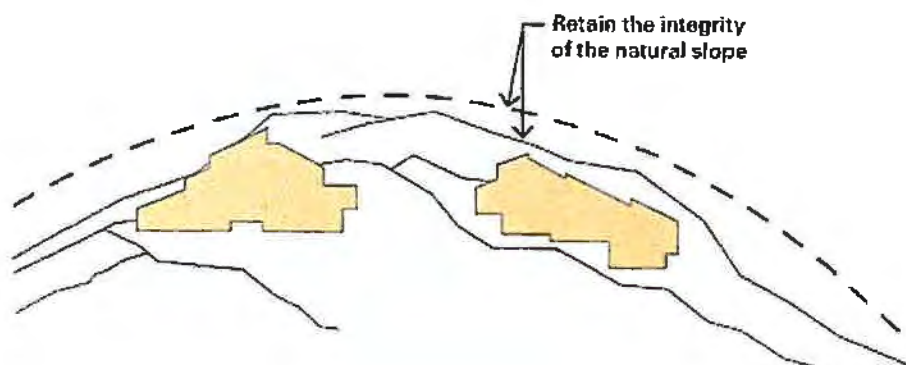
STRATEGIES & ACTION ITEMS

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.

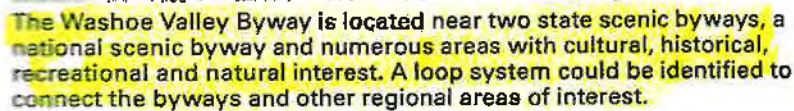


Development on hillsides and mountains should retain the integrity of the natural slope and not extend above the hillside.

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.







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.

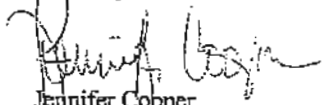
This meeting will be held at the Nevada Department of Transportation's headquarters building, located at 1263 S. Stewart Street in Carson City, NV. The meeting is being held in conference room 301, and will begin at 1:30p.m.

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.

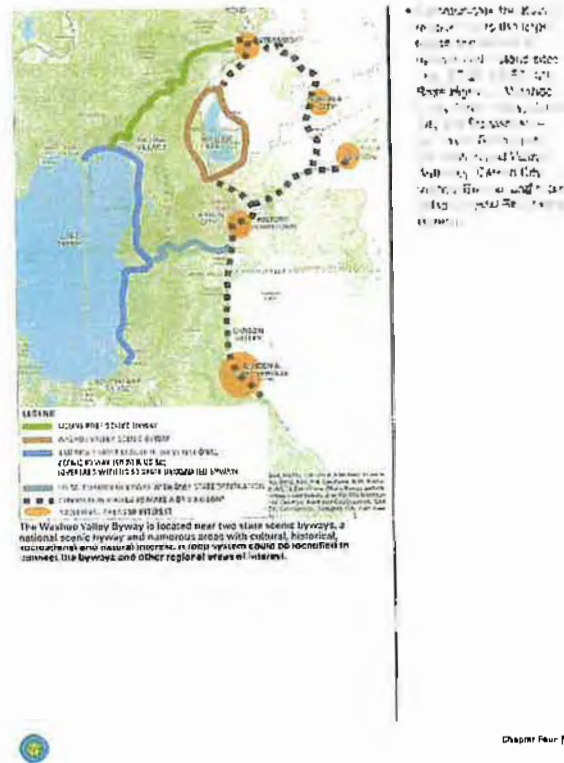
If you have any questions, or require additional information including a fax or email copy of the agenda, please do not hesitate to contact me at (775) 888-7123.

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:

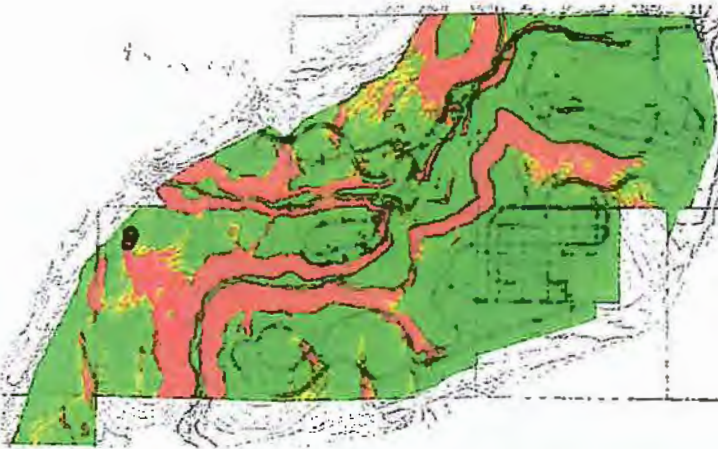
Development Constraints Area (DCA)

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.



Slopes Table						
Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Acres)	Percentage of Total Area	Color
1	0.00%	15.00%	12693568.96	429.15	56.5%	Green
2	15.00%	20.00%	3815486.78	87.59	11.5%	Yellow
3	20.00%	25.00%	2436745.93	55.94	7.4%	Orange
4	25.00%	30.00%	1508627.43	34.63	4.6%	Red
5	30.00%	Vertical	6602346.74	151.57	20.0%	Red

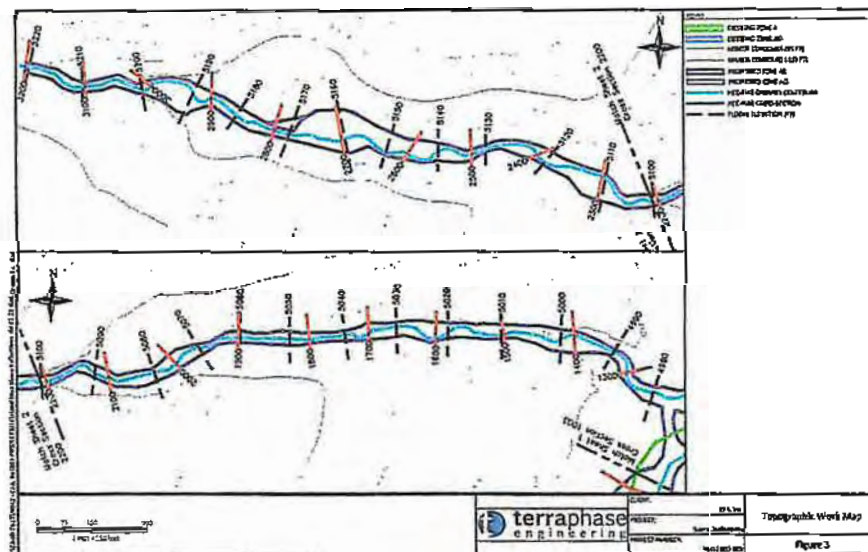
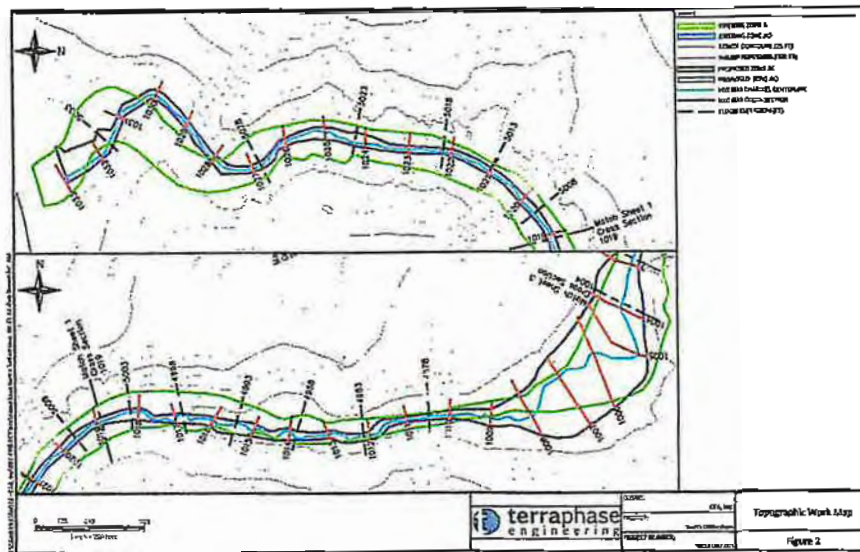
Bodies of Water and Public Facility Lands

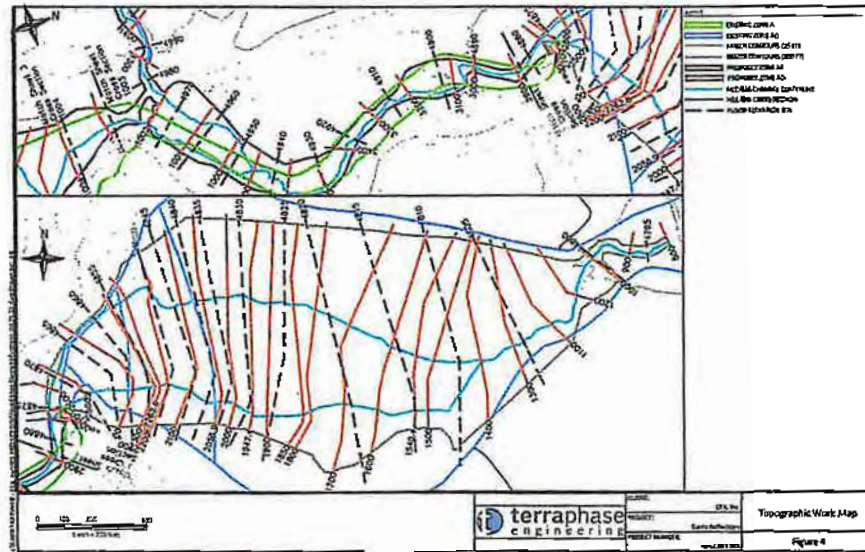
There is a significant water body on the site which has not been deducted from the density calculation as well as 7.90 acres of PSP (public facility) land which has not been deducted from the calculation.

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.

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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%	15.00%	16683501.85	420.15	58.5%	Green
2	15.00%	20.00%	3815496.28	87.09	11.5%	Light Green
3	20.00%	25.00%	2420741.83	55.04	7.4%	Yellow
4	25.00%	30.00%	1508627.33	34.51	4.6%	Orange
5	30.00%	Vertical	6802346.14	151.57	20.0%	Red



SIERRA REFLECTIONS
SUBDIVISION IMPROVEMENT PLANS
TENTATIVE MAP
SLOPE ANALYSIS

89521

NEVADA

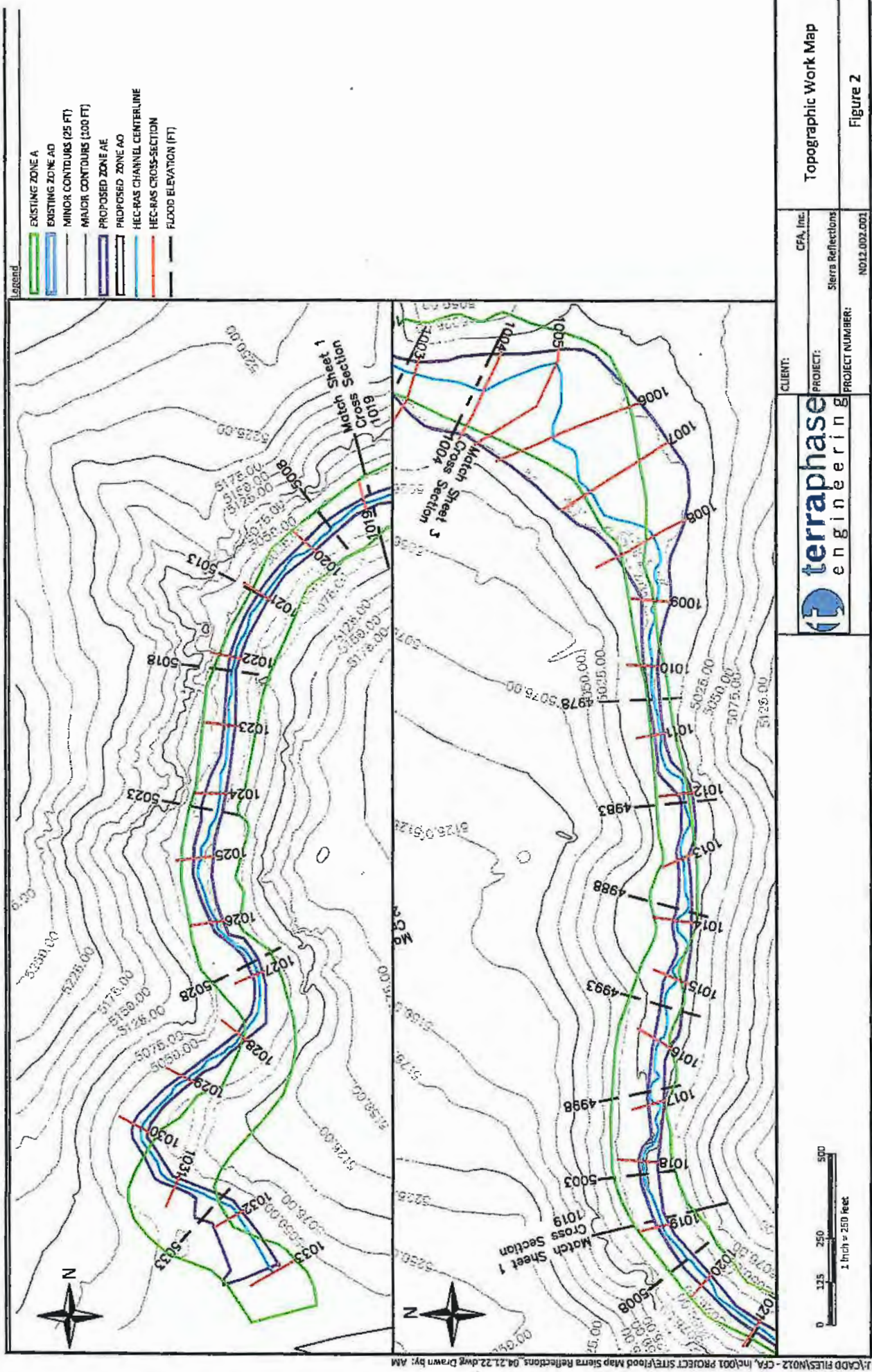
Bowman

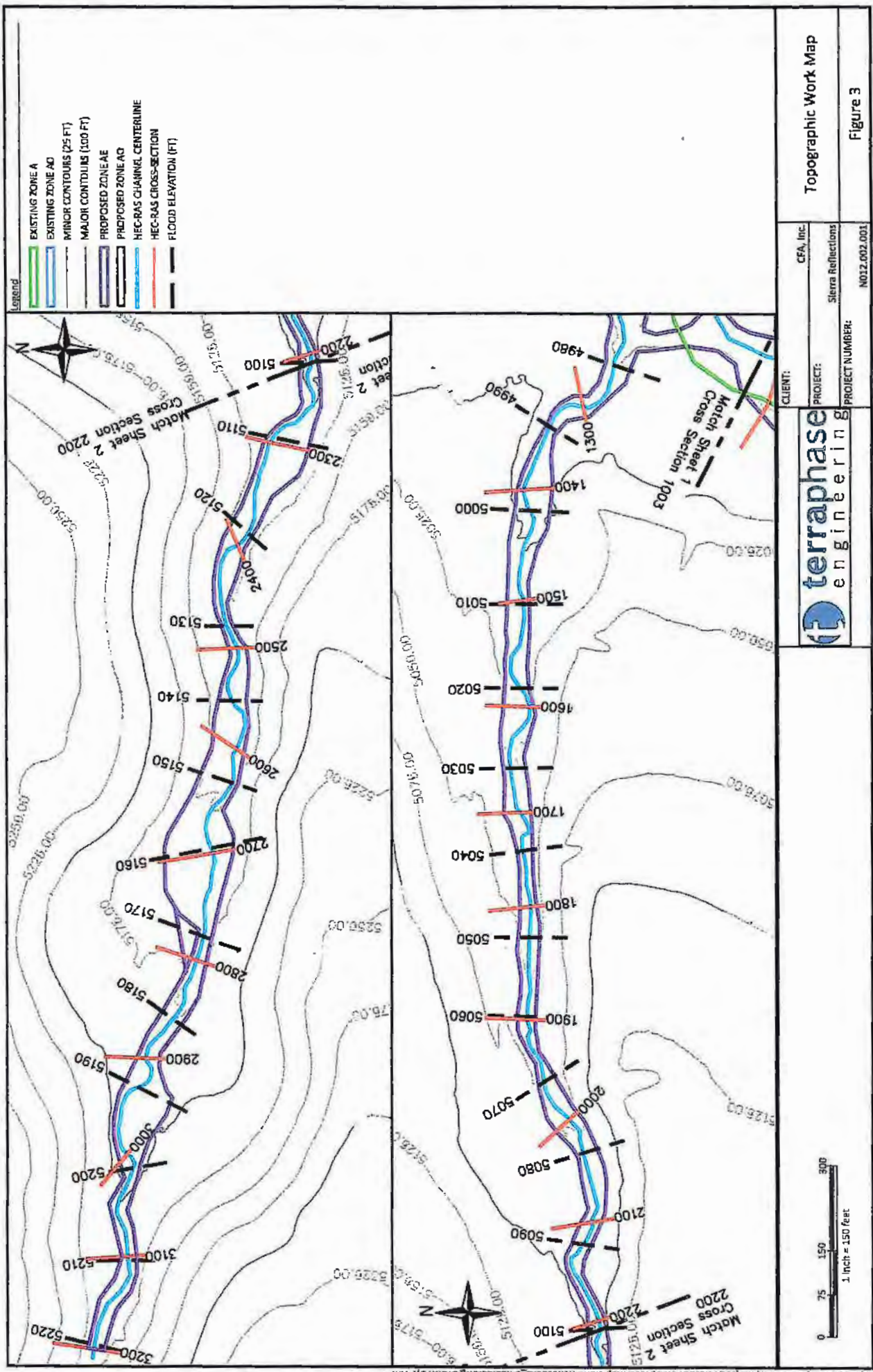
1150 CORPORATE BLVD. | RENO, NV 89502

775-856-1150 MAIN | BOWMAN.COM

JOB NO: 21126.02 DATE: 07/08/2025

SHEET 1 OF 1



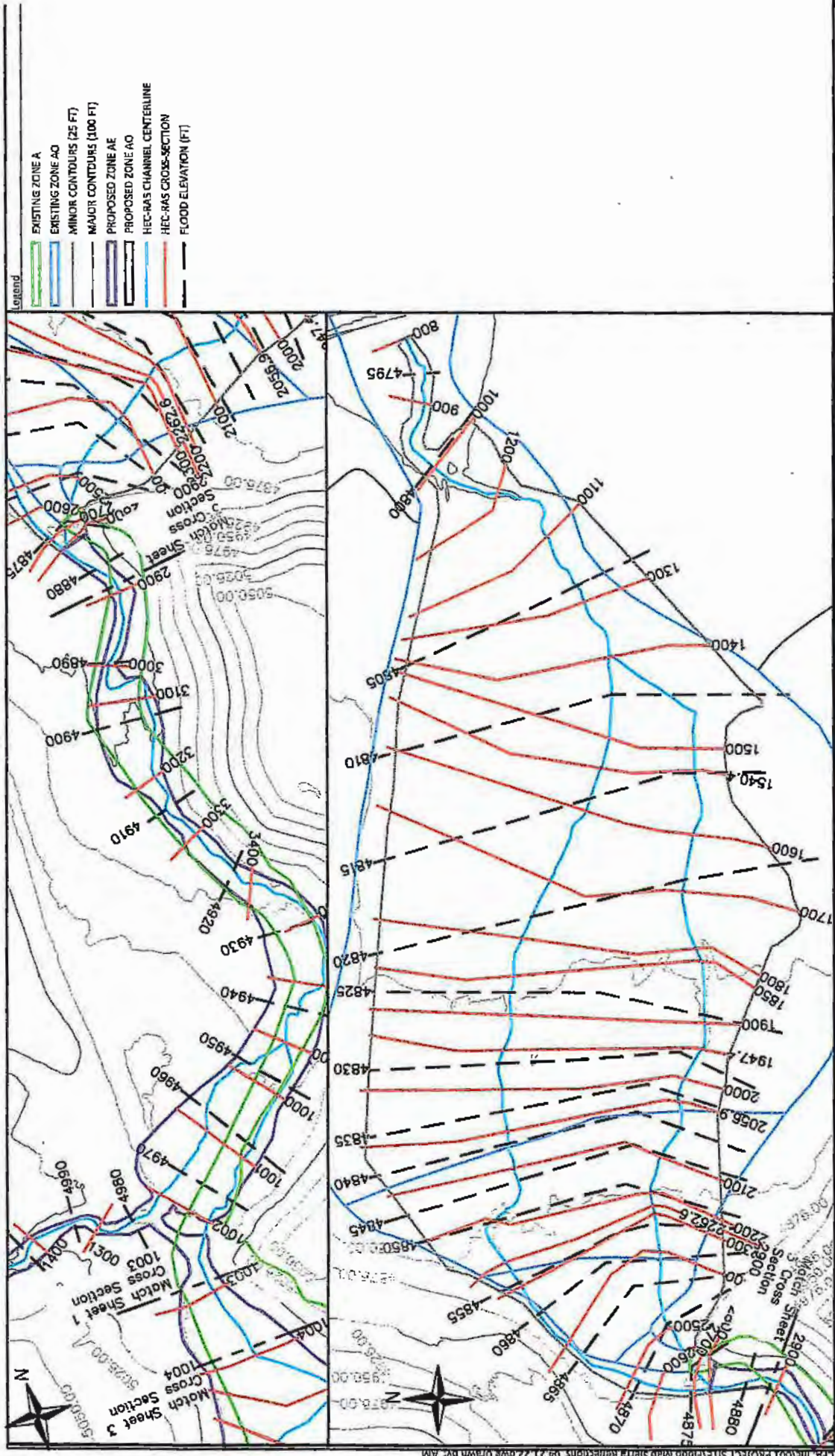


terrapihase
engineering

Topographic Work Map

Figure 3

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



	CLIENT:	CFA, Inc.	Topographic Work Map
	PROJECT:	Sierra Reflections	Figure 4
	PROJECT NUMBER:	NO12.002.001	

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.**

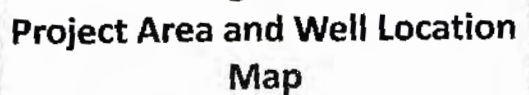
The simulation showed that the well could pump at a rate of 800 gallons/hour for about five years. What then? Where does the water come from to meet established domestic needs? The proposed pumping rate is not sustainable.

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.



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.

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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:

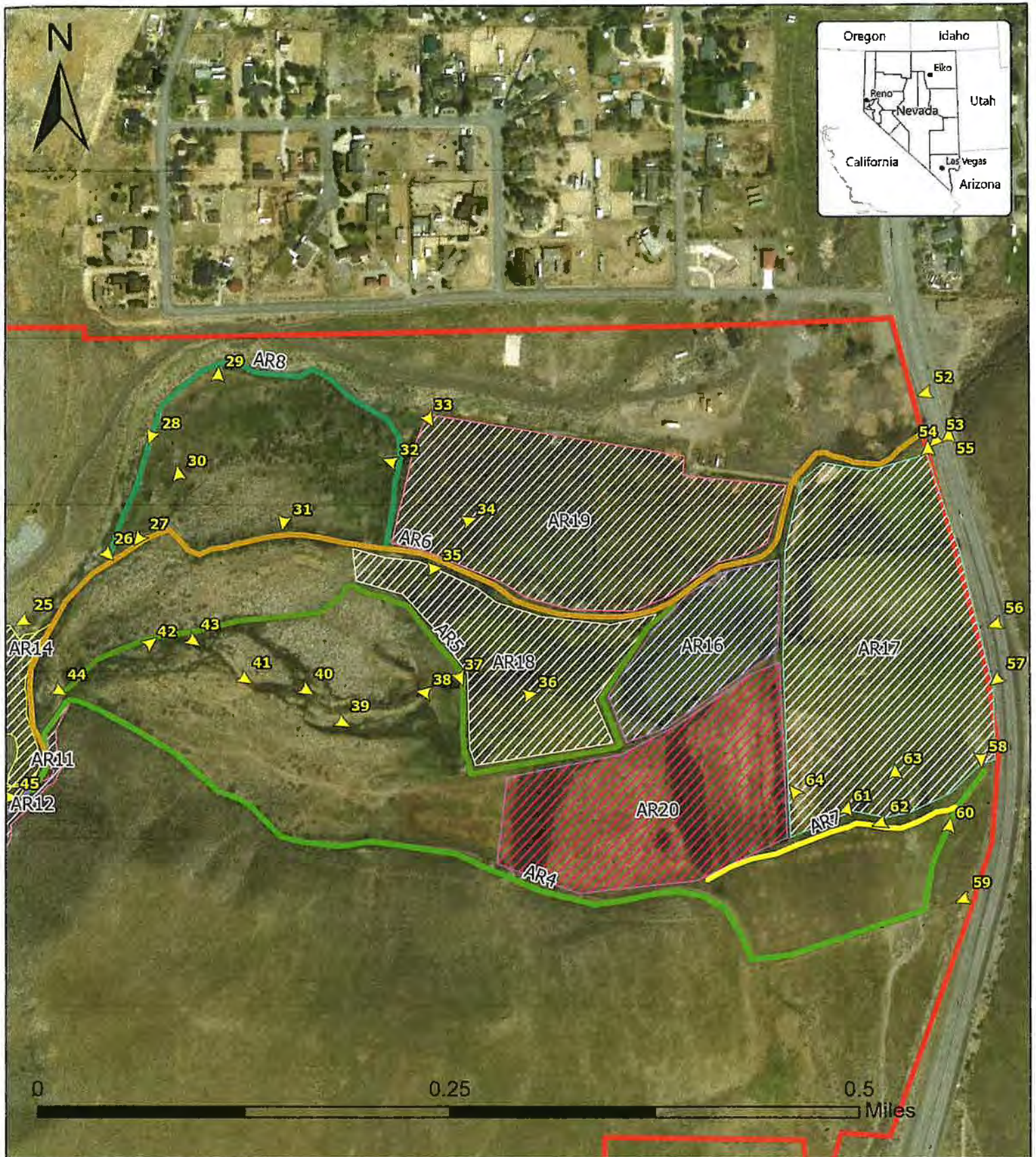
For Article 408, Common Open Space Development:

- (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





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.

A handwritten signature in black ink, appearing to read "Ben Klink", with a stylized flourish extending from the bottom.

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-Detected

* Cell B49 exhibited mercury < 11mg/kg; however, lead and arsenic concentrations were above residential action levels.

Client: World Properties Inc.

Project Code: KKC012

NAD 1983 UTM Zone 11N

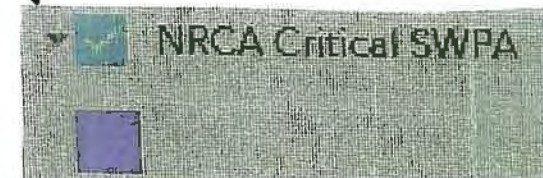
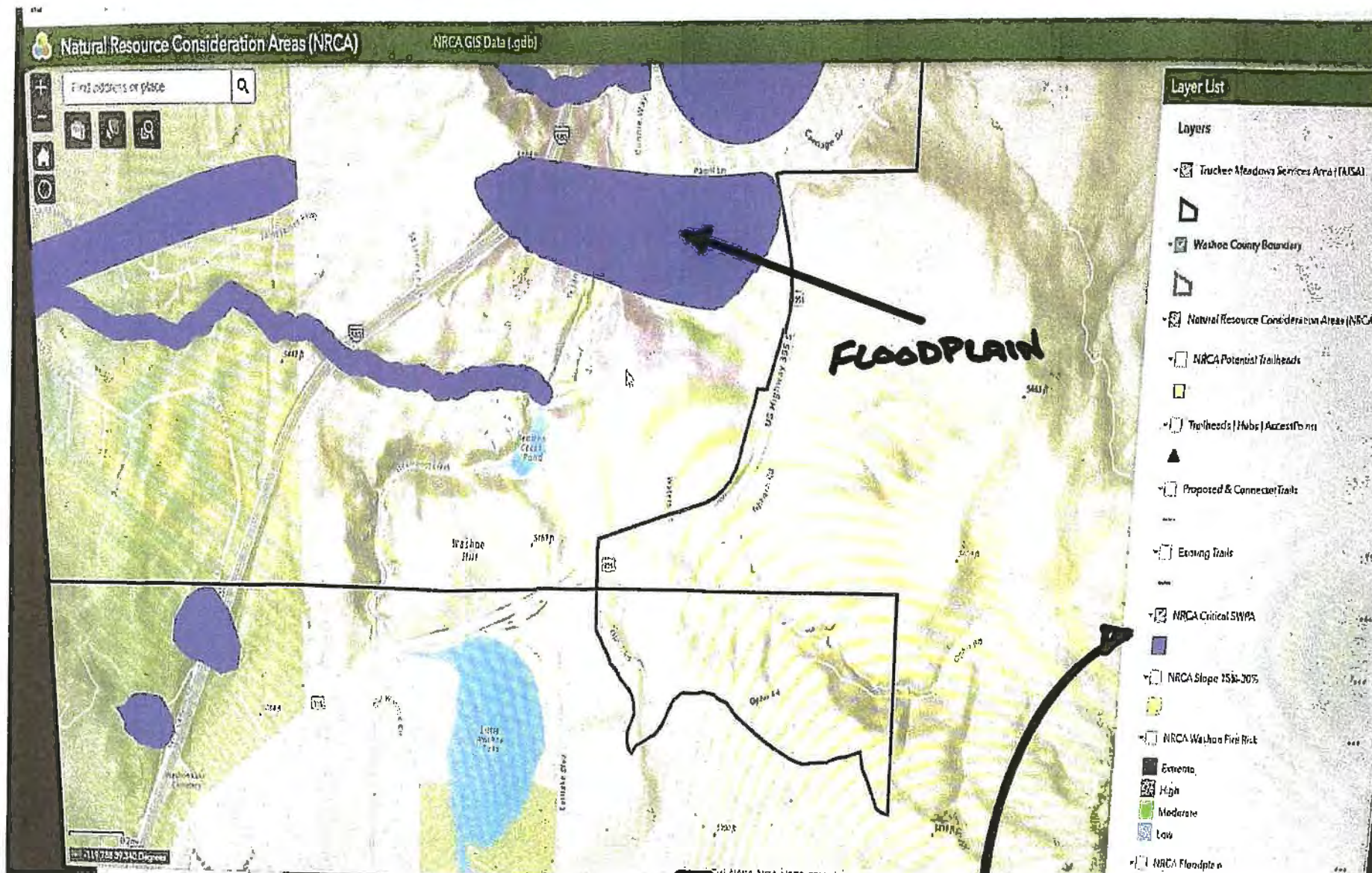
H.Chambers

3/28/2025



Natural Resource Consideration Area (NRCA) Critical Source Water Protection Area (SWPA)

From: Truckee Meadows Regional Plan – 2024 Regional Plan Maps – Map 5 - Natural Resource Consideration Areas



TRUCKEE MEADOWS REGIONAL PLAN

MAPS & GIS DATA

2024 REGIONAL PLAN MAPS: VERSION 1

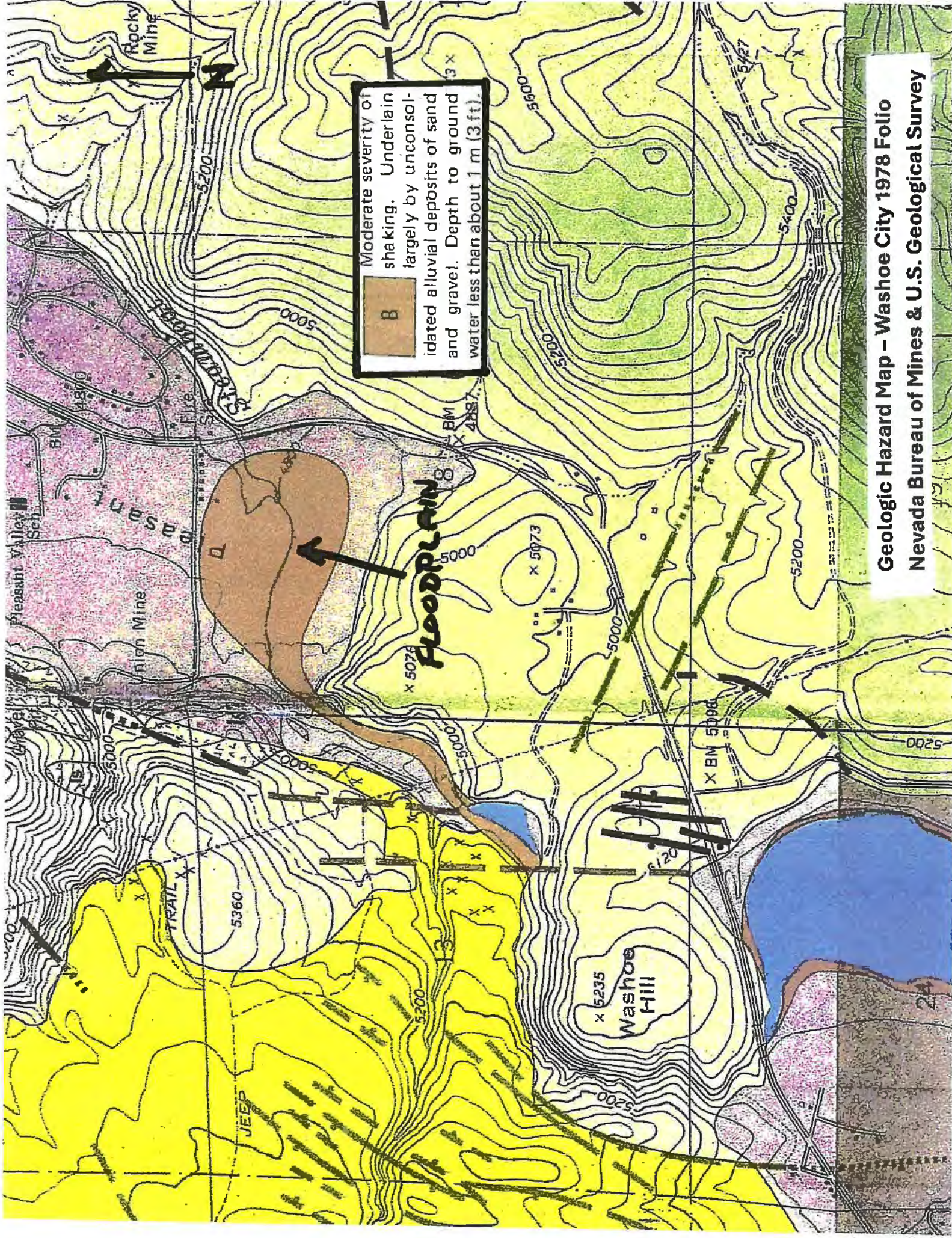
MAP 5 - NATURAL RESOURCE CONSIDERATION AREAS

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. [tmrpa.org+2tmrpa.org+2](#)
- “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+2rci-nv.com+2](#)
- “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+3gis.rtcwashoe.com+3Truckee Meadows Water Authority+3](#)

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).



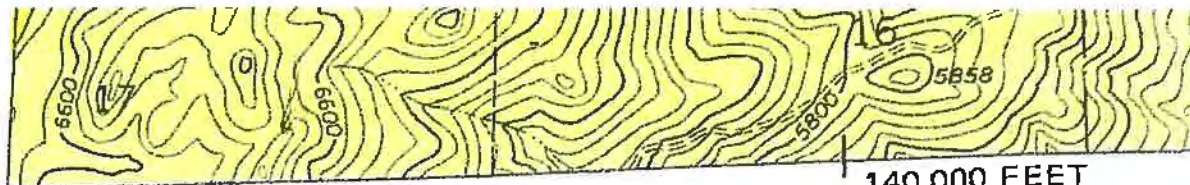
B Moderate severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water less than about 1 m (3 ft).

Floodplain

Washoe Hill

Geologic Hazard Map - Washoe City 1978 Folio
Nevada Bureau of Mines & U.S. Geological Survey

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



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.



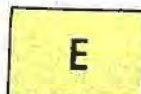
Moderate severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water less than about 1 m (3 ft).



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).



Moderate severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water greater than 10 m (33 ft).



Least severity of shaking. Underlain by bedrock.

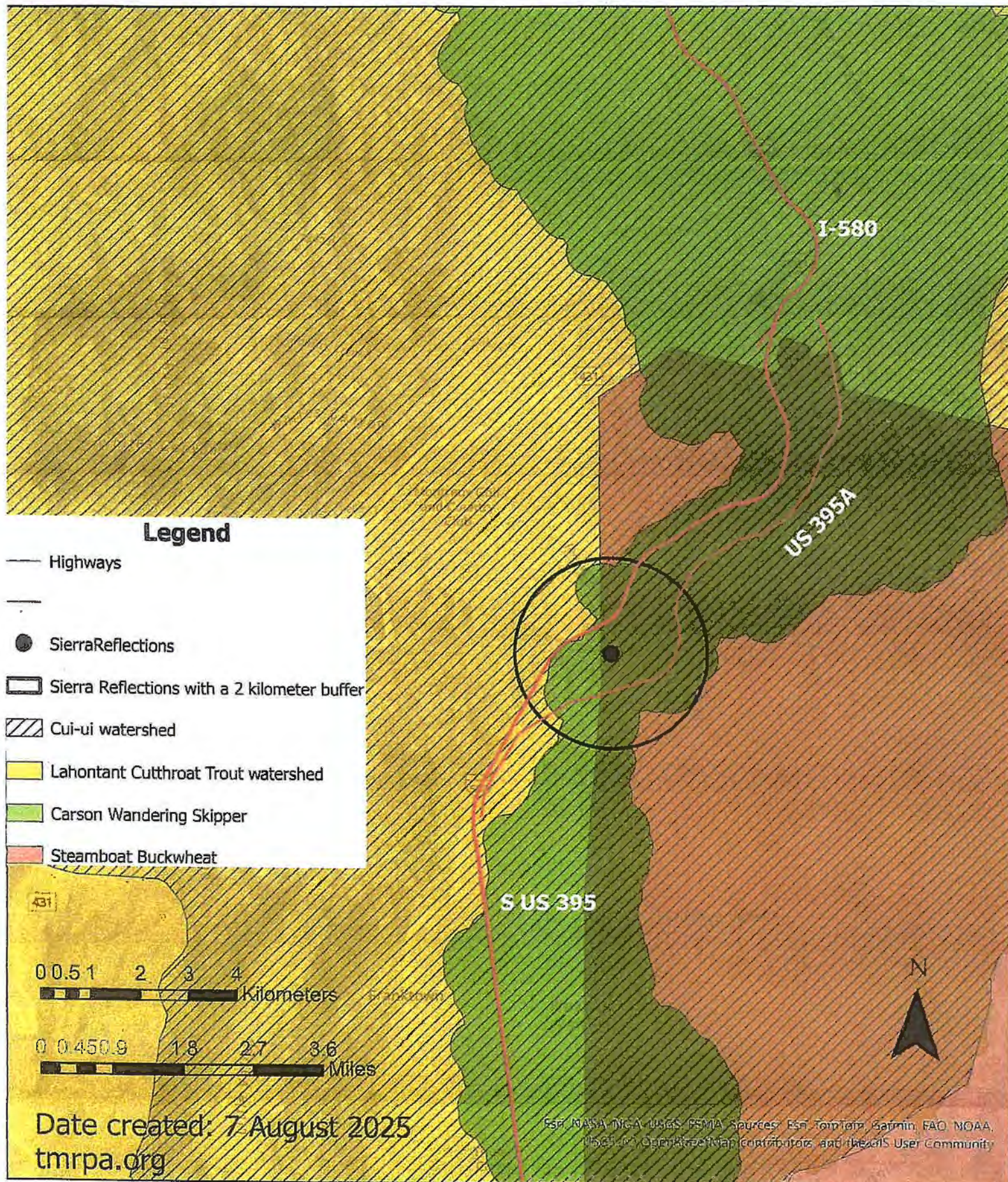


Variable severity of shaking. Underlain largely by unconsolidated alluvial deposits of sand and gravel. Depth to ground water increases from about 1 m (3 ft) near lake to about 10 m (33 ft) adjacent to zones D and E.

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	URL
Lahontan Cutthroat Trout	<i>Oncorhynchus clarkii henshawi</i>	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.	https://ecos.fws.gov/ecp/ https://gis-fws.opendata.arcgis.com/data-sets/1bdc32d5d54f474f8cf31a228d7ed13q/about
Cui-ui	<i>Chusquea cuneata</i>	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	https://ecos.fws.gov/ecp/
Stemboat Buckwheat	<i>Eriogonum ovalifolium</i> var. <i>williamsiae</i>	Endangered		USFWS		https://ecos.fws.gov/ecp/
Carson Wandering Skipper	<i>Pseudocopaeodes eurus obscurus</i>	Endangered		USFWS		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 avoid 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:

DEVELOPMENT CODE ARTICLE 432 - OPEN SPACE STANDARDS

- (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;

ENVISION WASHOE 2040 - ELEMENT 3 - CONSERVATION OF NATURAL & CULTURAL RESOURCES

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 Code 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](#)

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*

NR 5 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.

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.

CLICK
THE ICONS
FOR MORE
INFORMATION!

- 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.*
- 1.2. *Support the Truckee River Operating Agreement (TROA).*
- 2.5 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.*

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 **Liabe** 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.

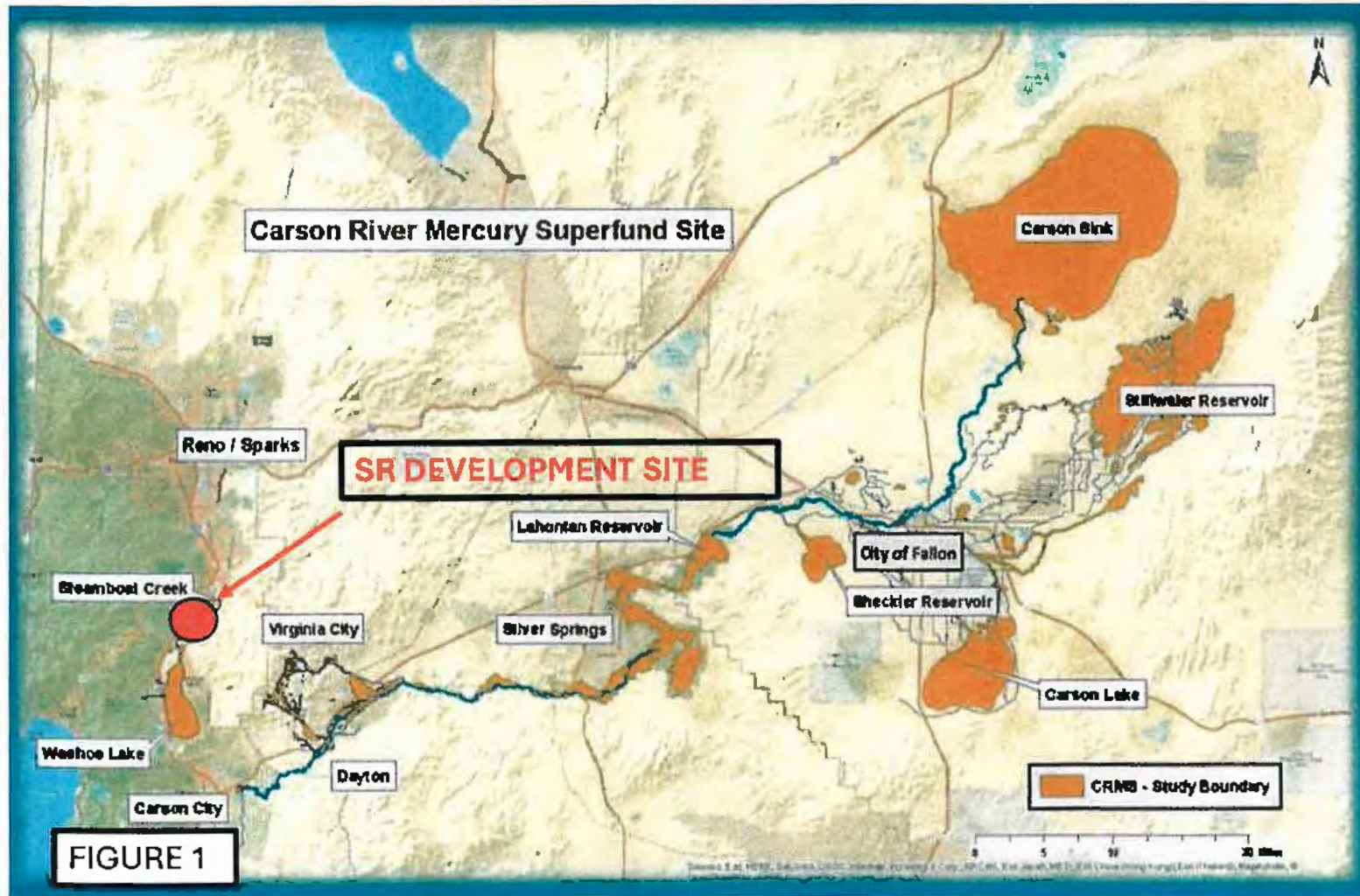
AGAIN, SINCE FINDING (C) AND FINDING (F) CAN NOT BE MADE, THEREFORE A TENTATIVE SUBDIVISION MAP CAN NOT BE APPROVED AND YOU MUST DENY THIS APPLICATION”.

THANK YOU FOR LETTING ME PRESENT THIS INFORMATION.

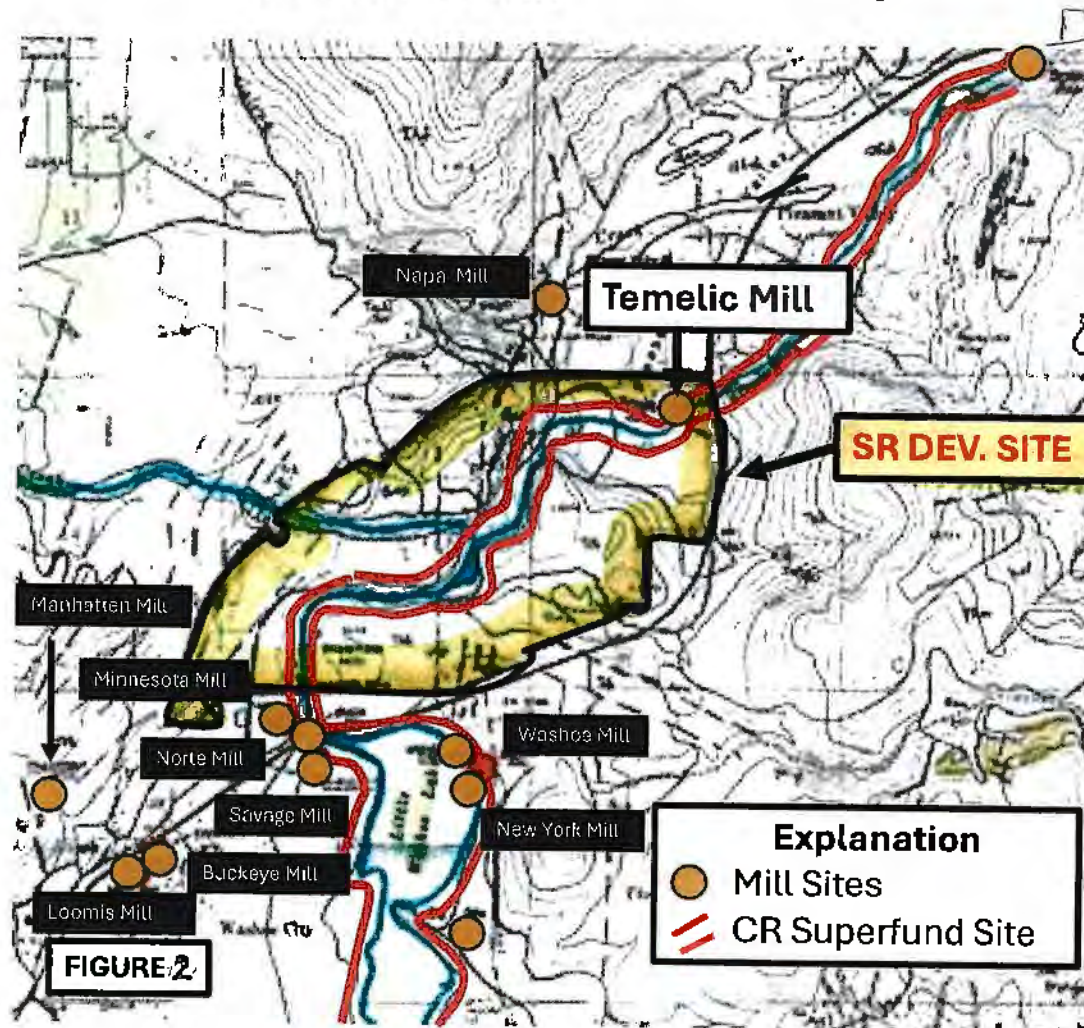
Feel free to reach out to me if you have any questions or need any help or additional information. The next speaker will be presenting more detailed information on the Mercury Contamination.

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



SIERRA REFLECTION DEVELOPMENT PROJECT

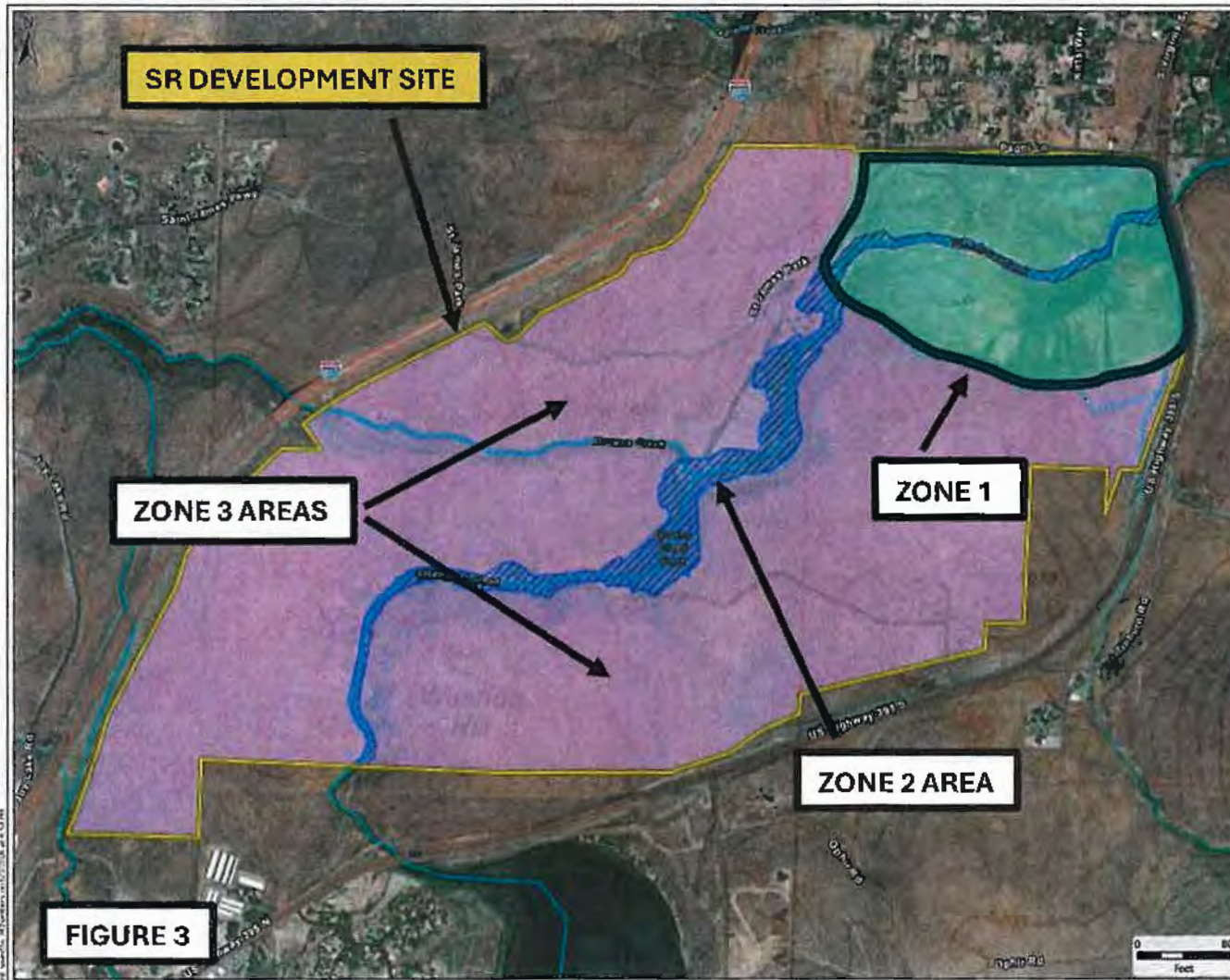


FIGURE 3



FIGURE 4

Site Map
-showing-
Sampling Zones
Sierra Reflections Subdivision
New Washoe City,
Washoe County, NV

- Project Boundary
- Sampling Zone**
 - 1
 - 2
 - 3
- USGS National Hydrography Dataset**
 - Canal Exits
 - Artificial Paths
 - Ephemeral Streams
 - Perennial Streams

Client: World Properties Inc.

Project Code: KK0012

NAD 1983 UTM Zone 11N

H. Chambers

6/3/2024



Sierra Reflections Development Project

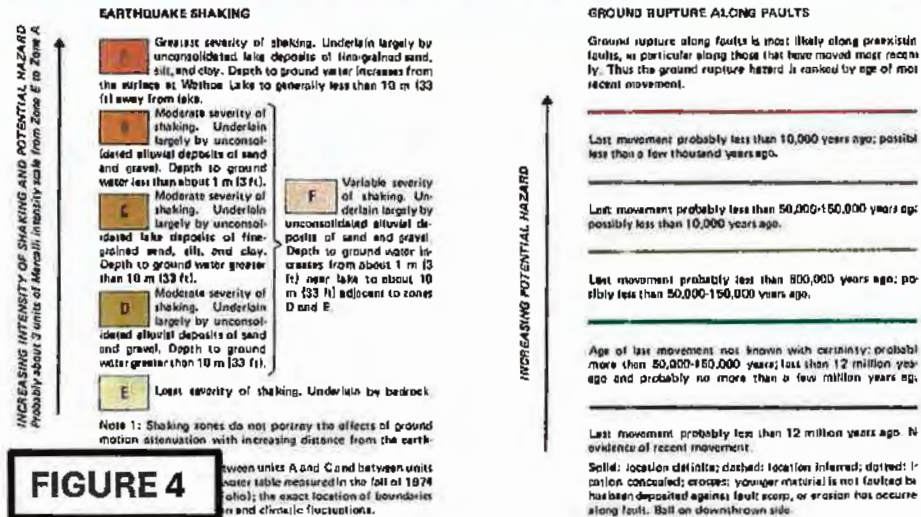
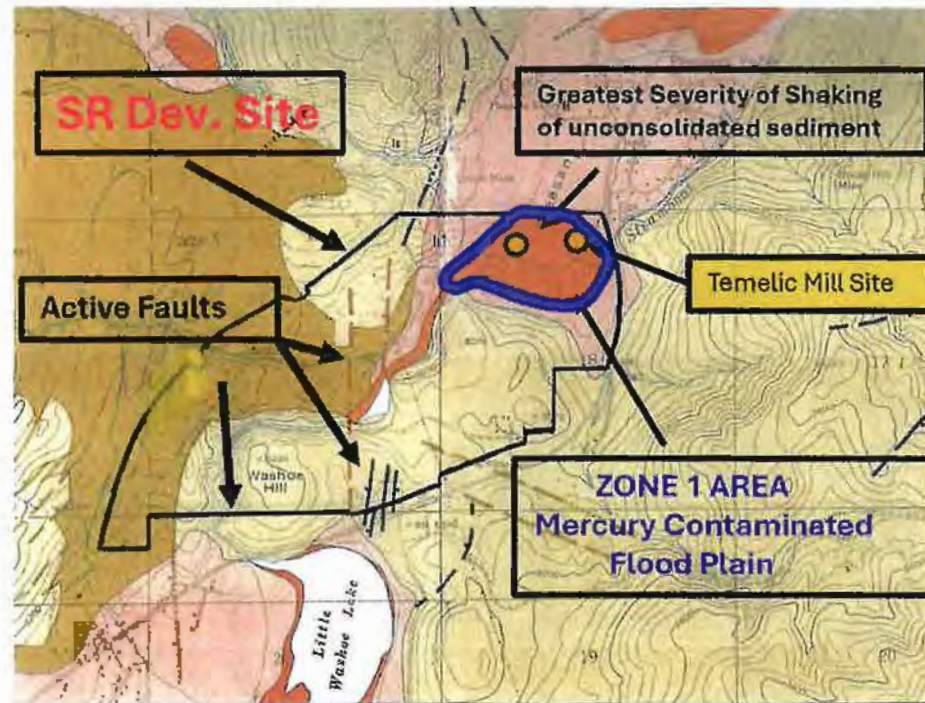
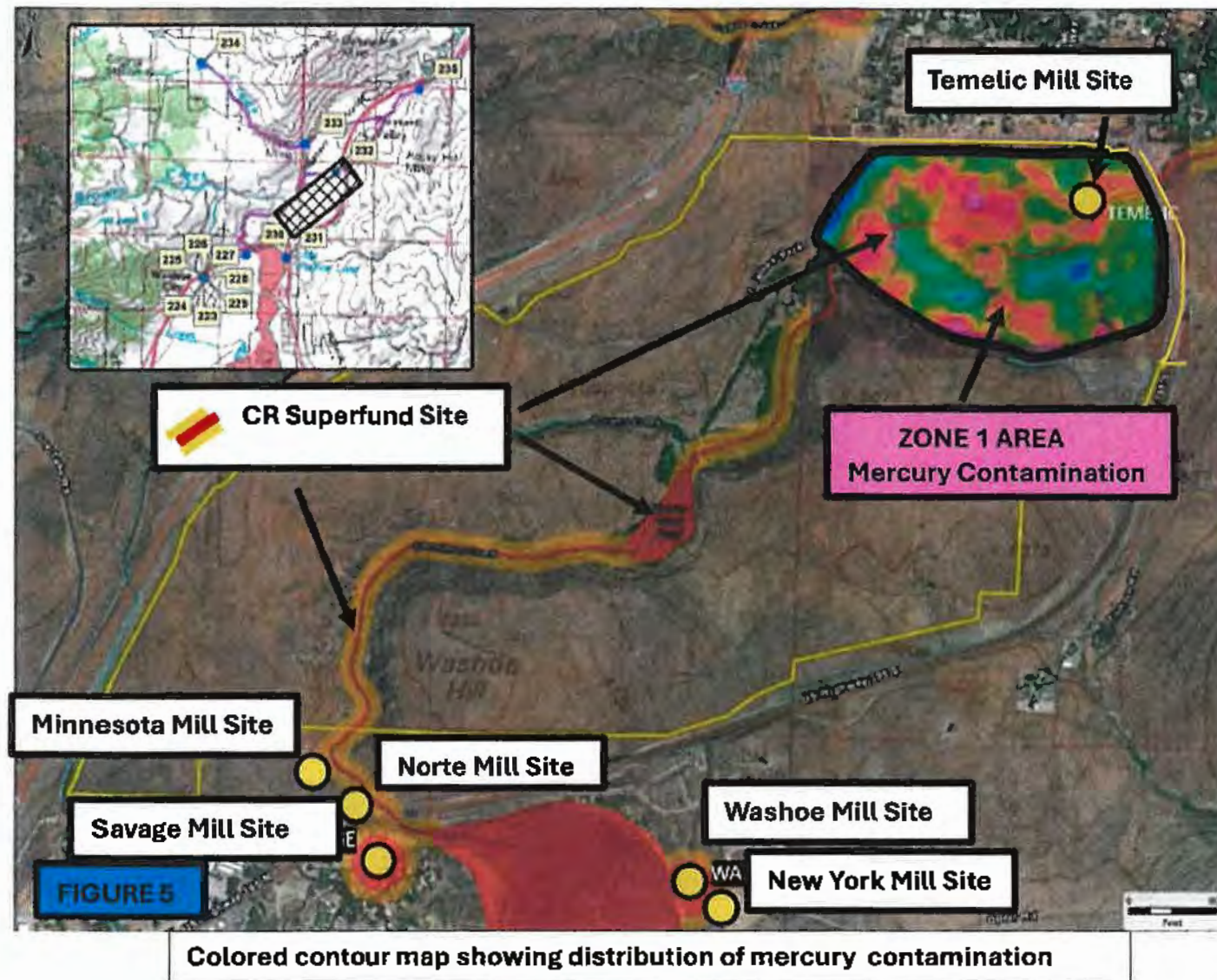


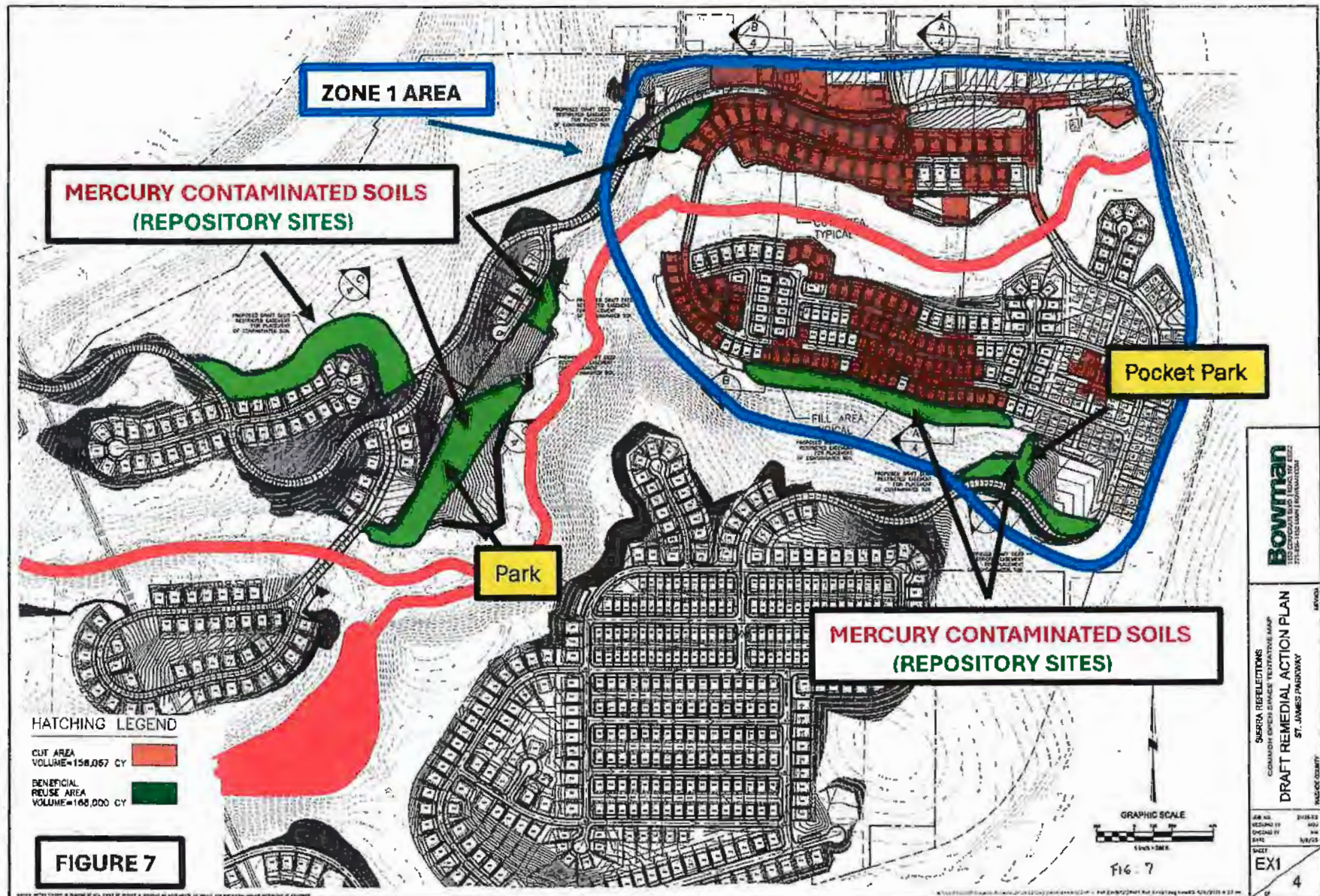
FIGURE 4

SIERRA REFLECTION'S DEVELOPMENT PROJECT

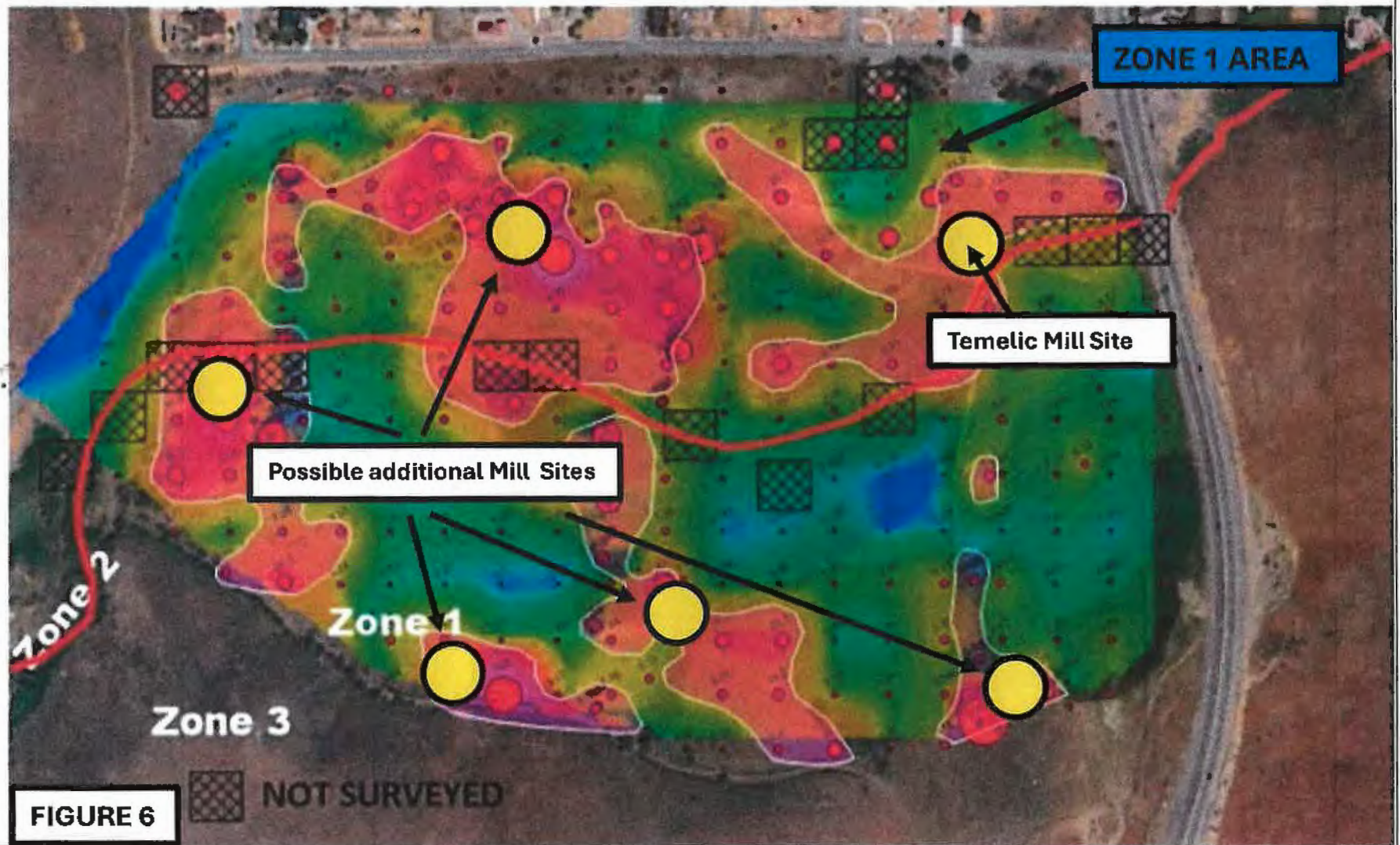
SIERRA REFLECTIONS (UES) MILL LOCATIONS MAP 9: PROJECT AREA & ZONE 1 MERCURY



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.

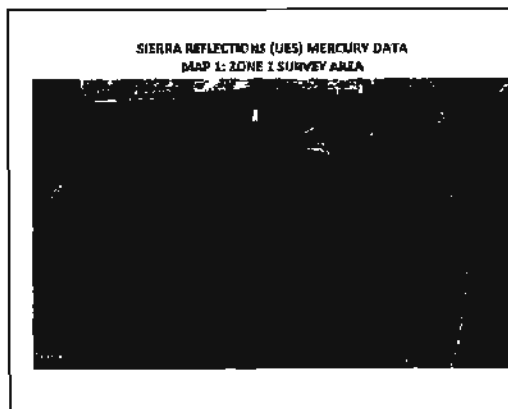
You will also see where mercury characterization is INCOMPLETE, especially within and near parcel development.

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.

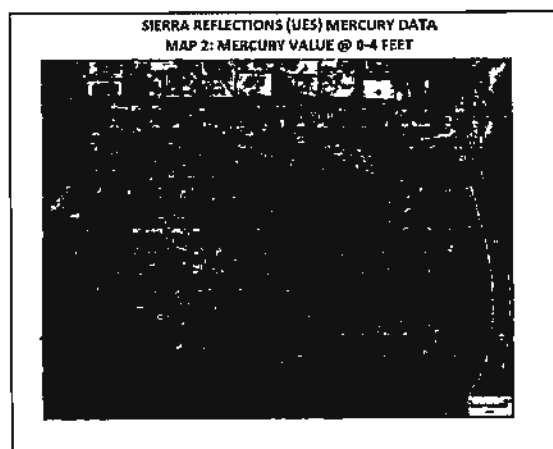
Finally, the evidence shows that Finding F (Public Health) will NOT BE MET, and the application must be denied.

MAP 1



Map 1 shows the USEPA Mercury Superfund Site, but because of the UES soil survey:

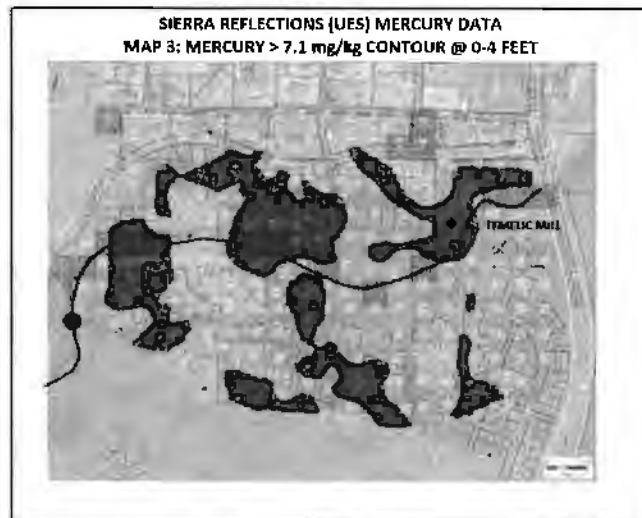
MAP 2



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.

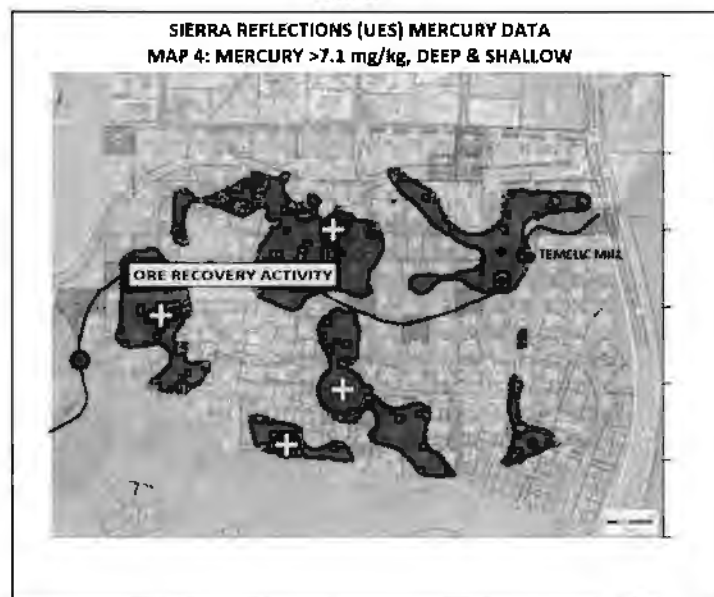
MAP 3



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



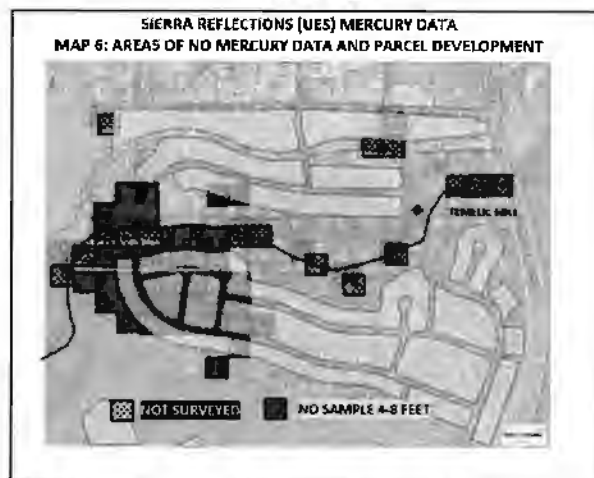
FURTHER: UES sampling was incomplete:

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.

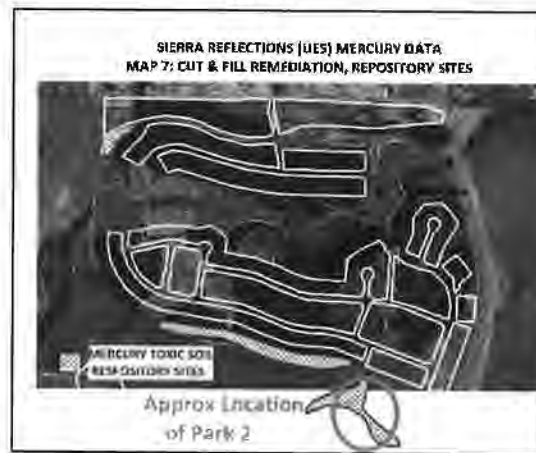
NO DATA DOES NOT MEAN NO MERCURY.

MAP 6



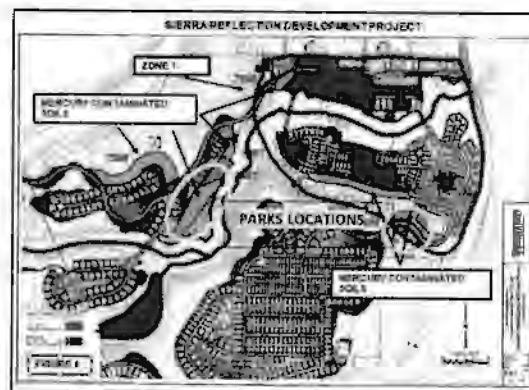
These unsampled areas belie the proposed parcel development. Proposed roads and infrastructure across these areas with related future maintenance may cause redistribution of toxic soil.

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.

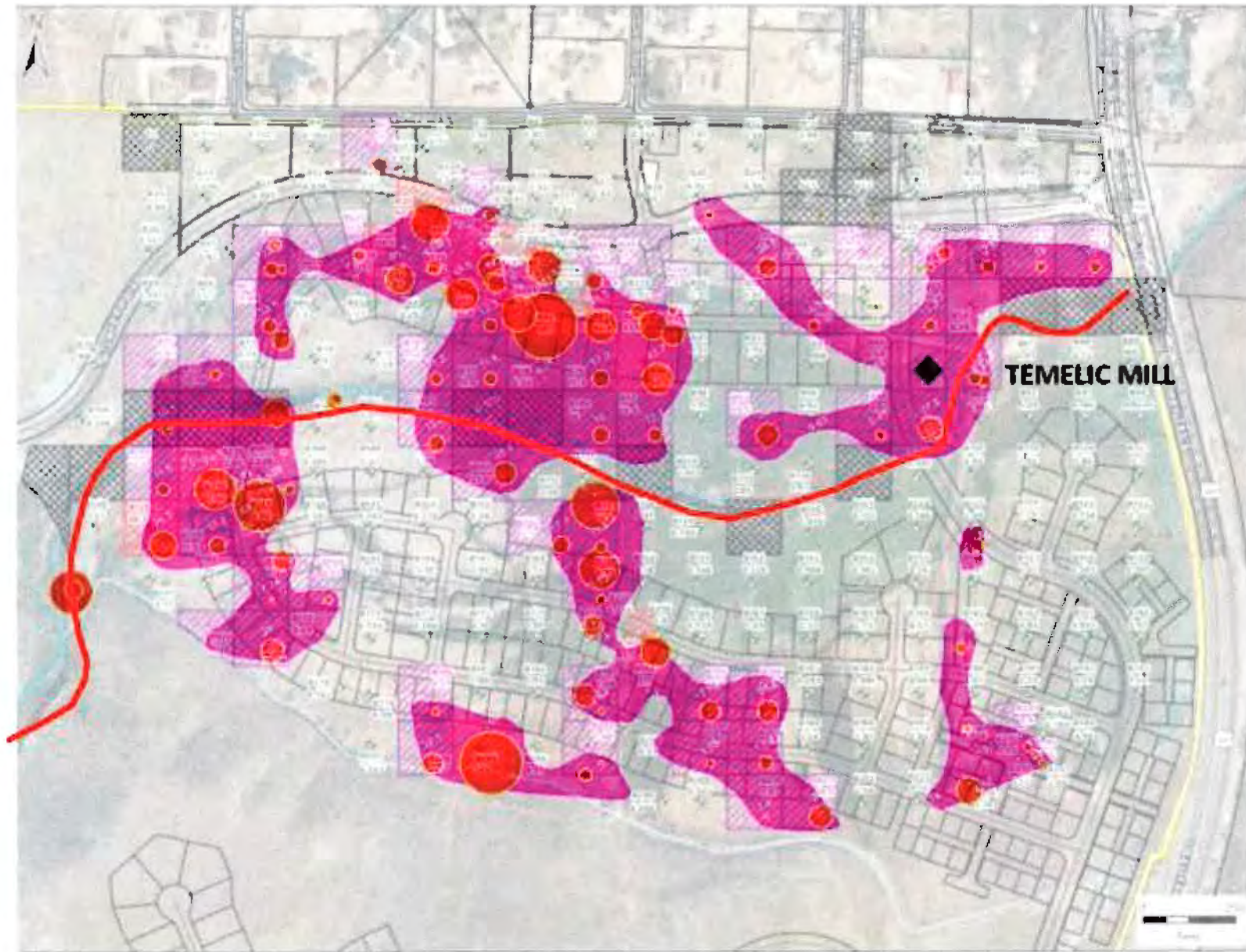
(SEE: page 28, Paragraph 3 of the Staff Report, "Northern Nevada Public Health (is required) to prevent the potential mobilization of methylated mercury").

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"

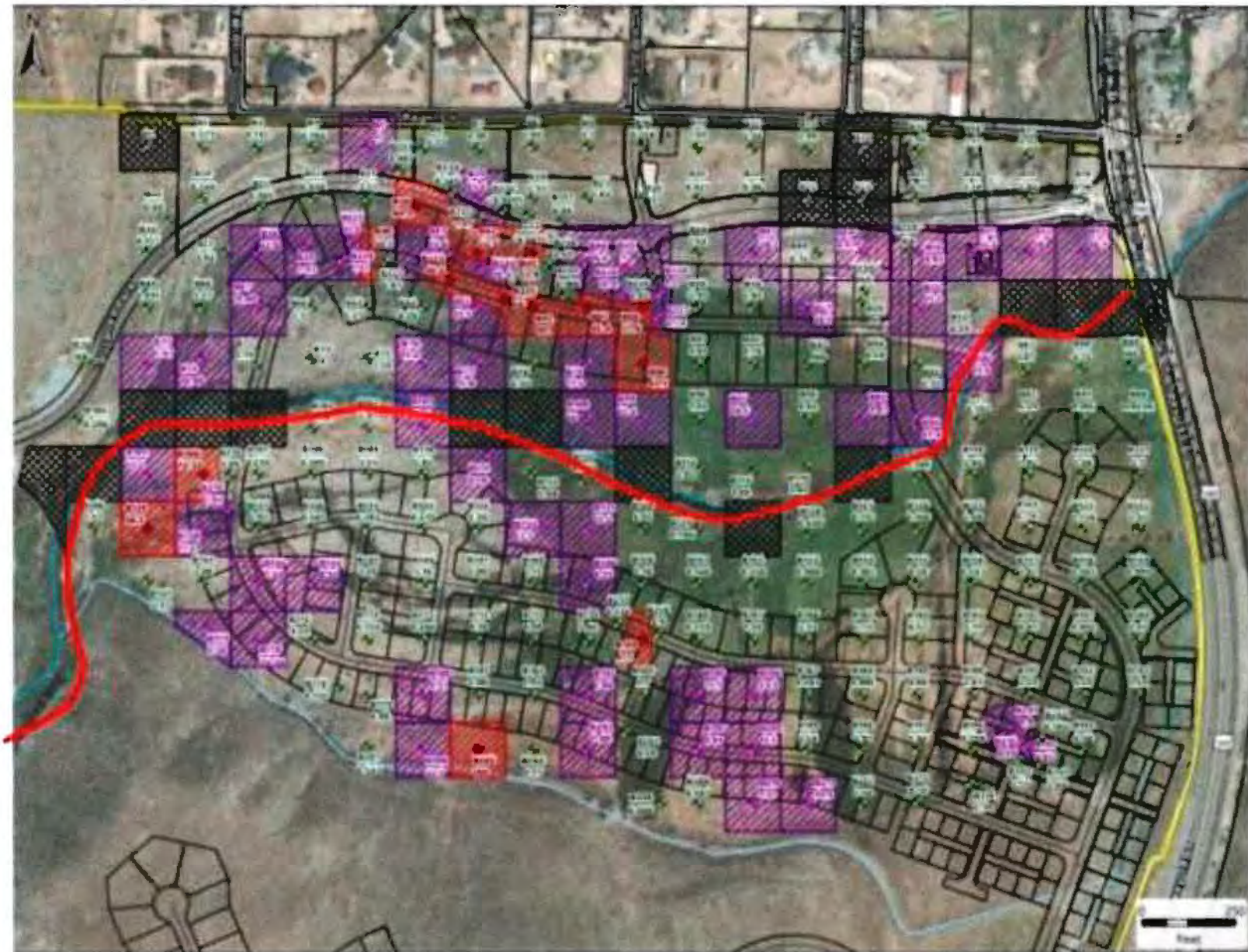
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 3: MERCURY > 7.1 mg/kg CONTOUR @ 0-4 FEET



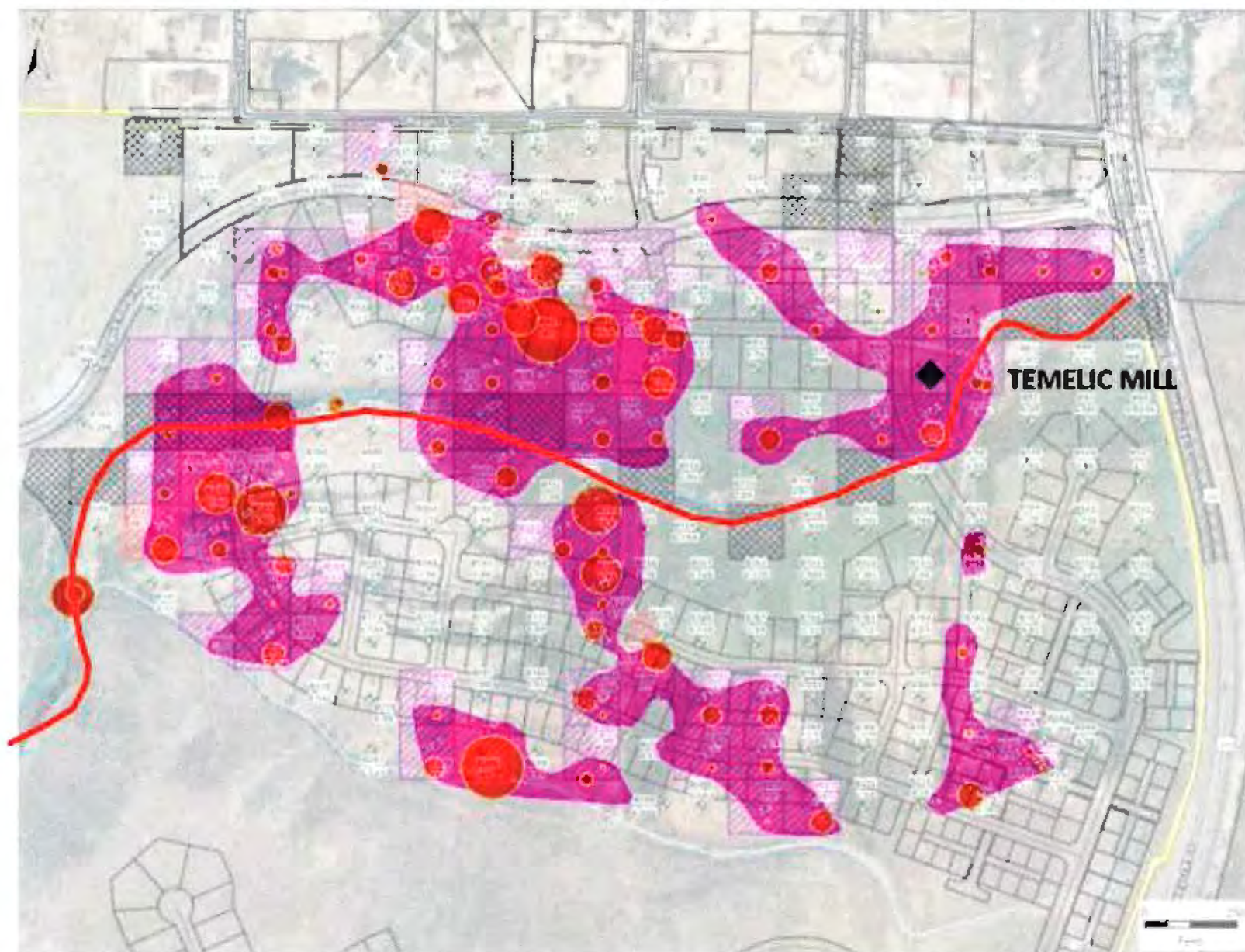
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 1: ZONE 1 SURVEY AREA



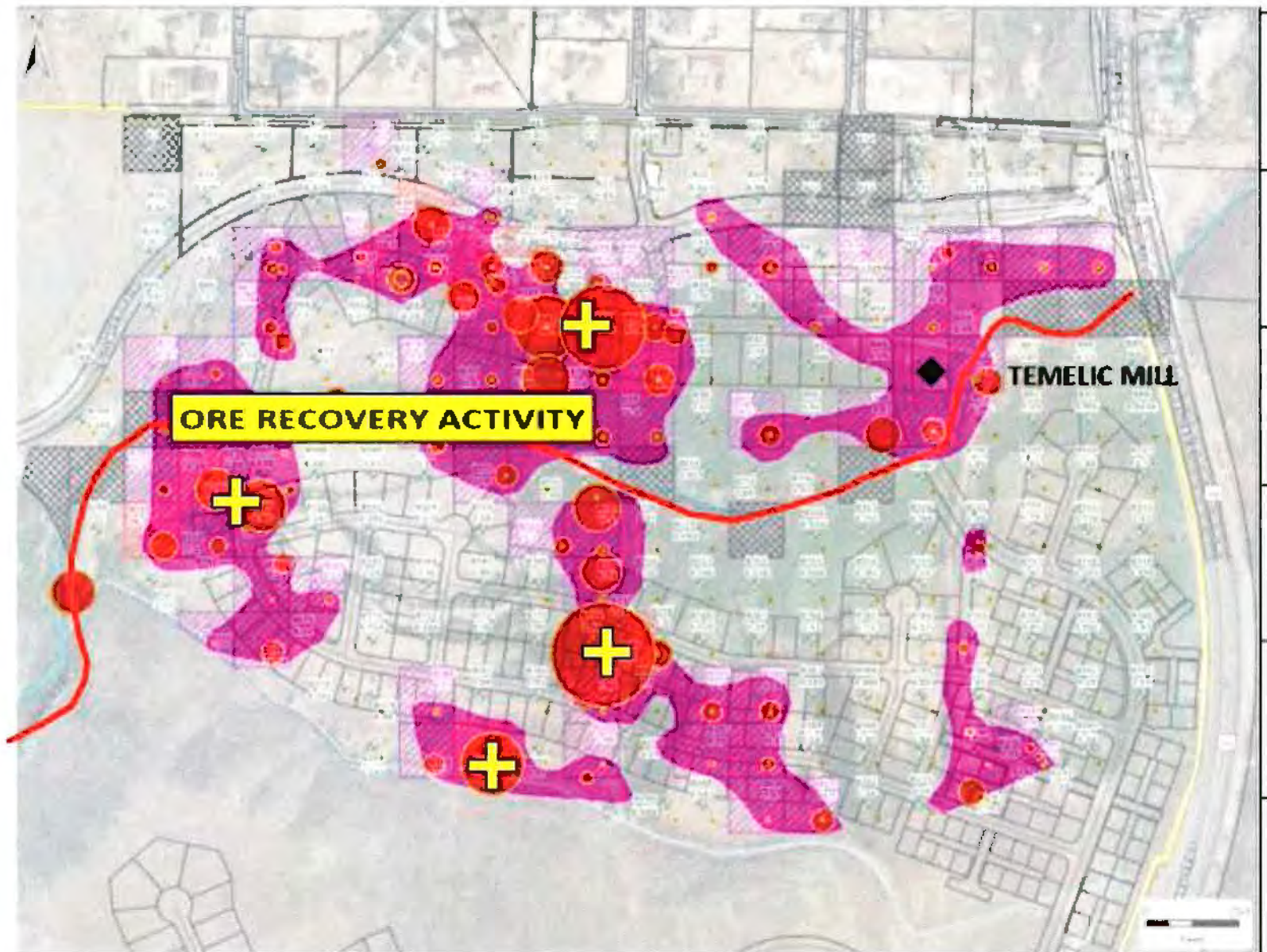
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 2: MERCURY VALUE @ 0-4 FEET



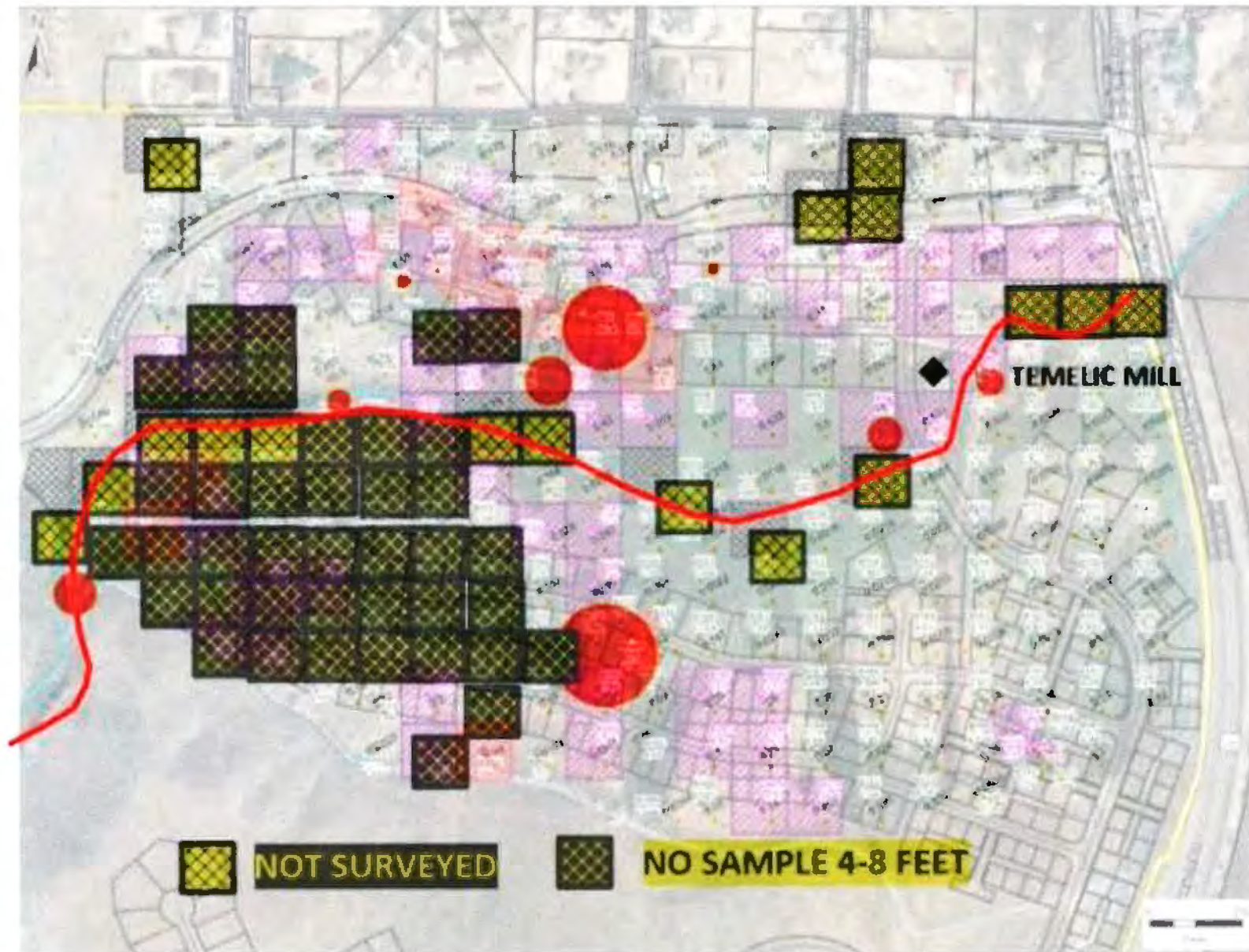
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 3: MERCURY > 7.1 mg/kg CONTOUR @ 0-4 FEET



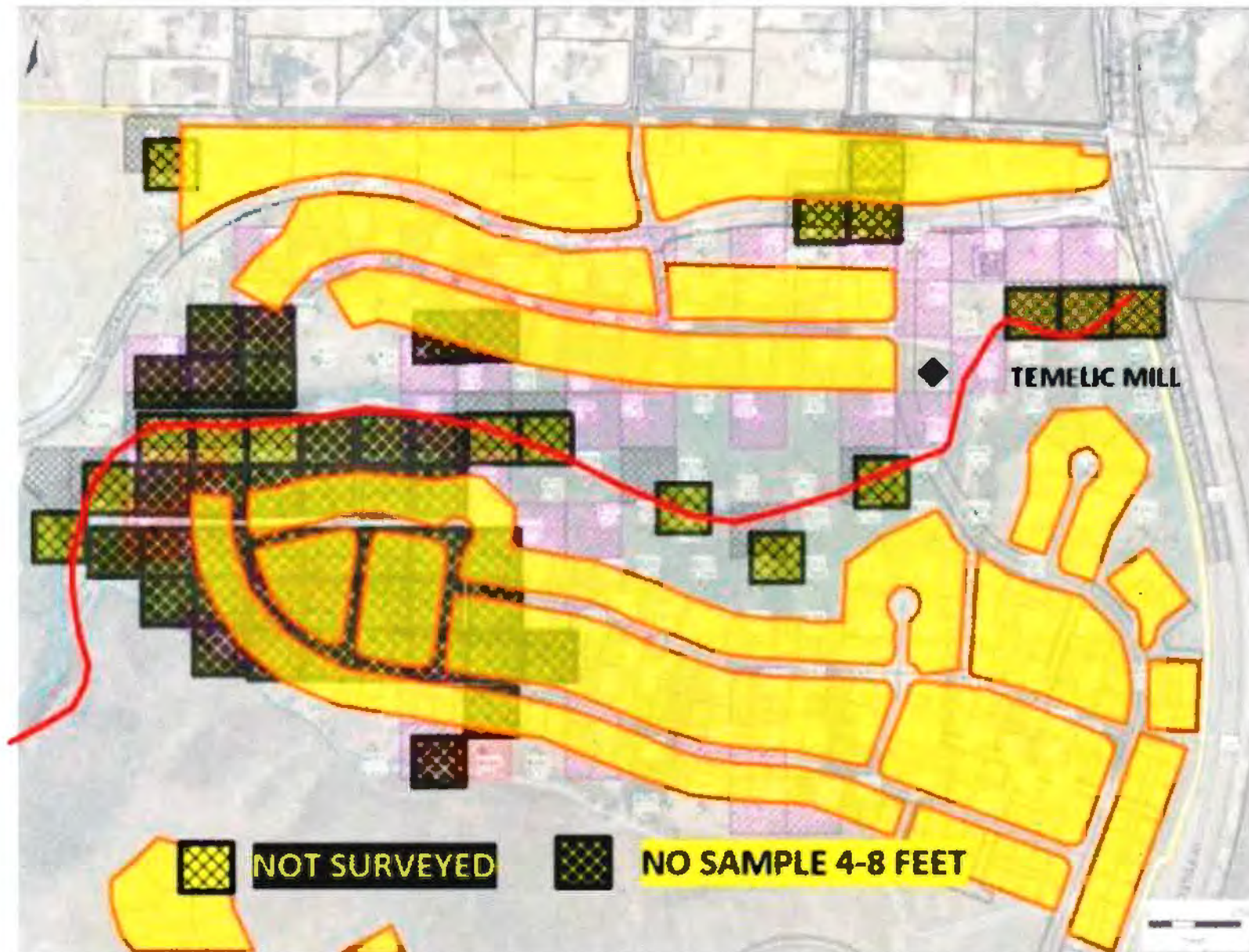
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 4: MERCURY >7.1 mg/kg, DEEP & SHALLOW



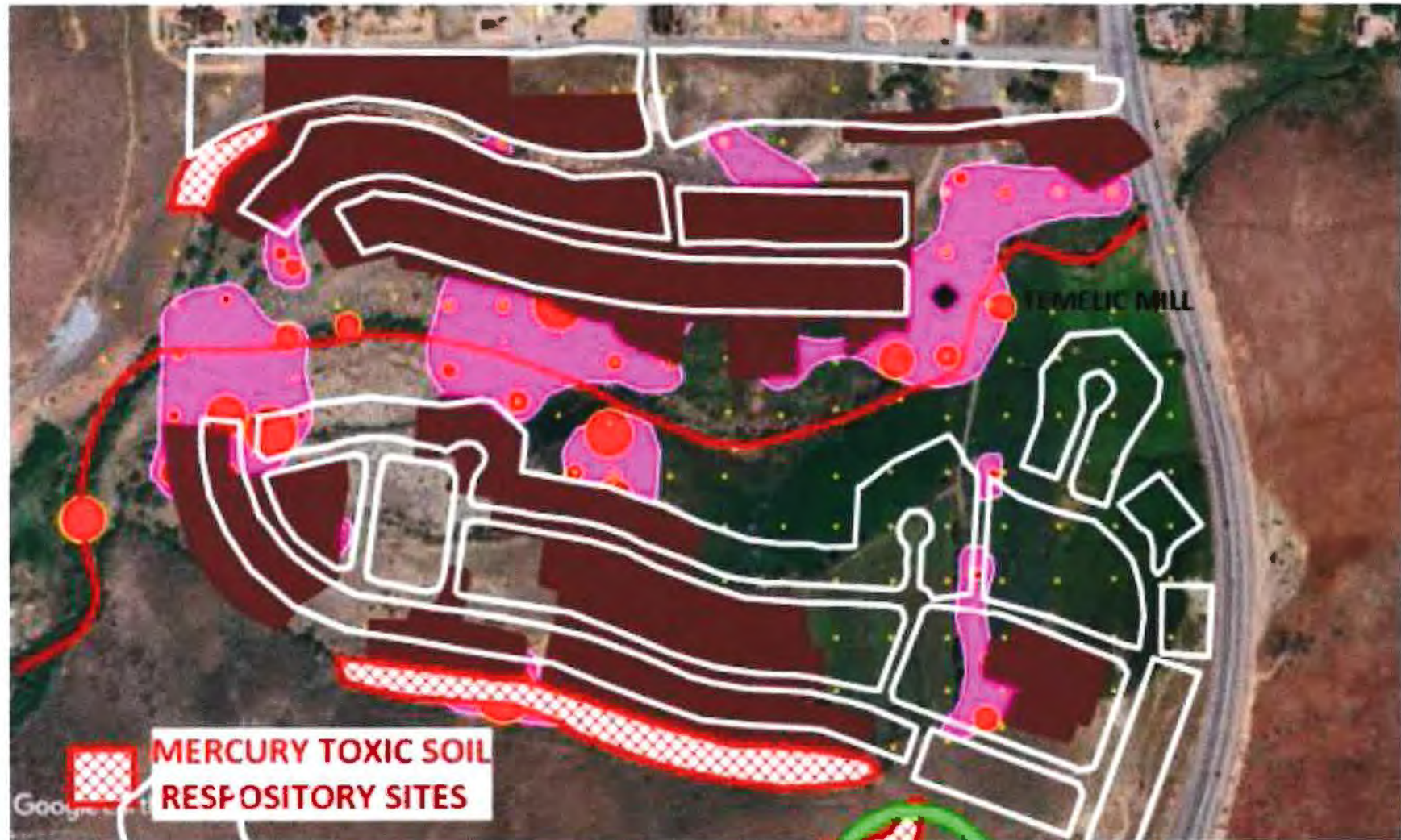
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 5: DEEP MERCURY > 7.1 mg/kg and NO DATA



SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 6: AREAS OF NO MERCURY DATA AND PARCEL DEVELOPMENT



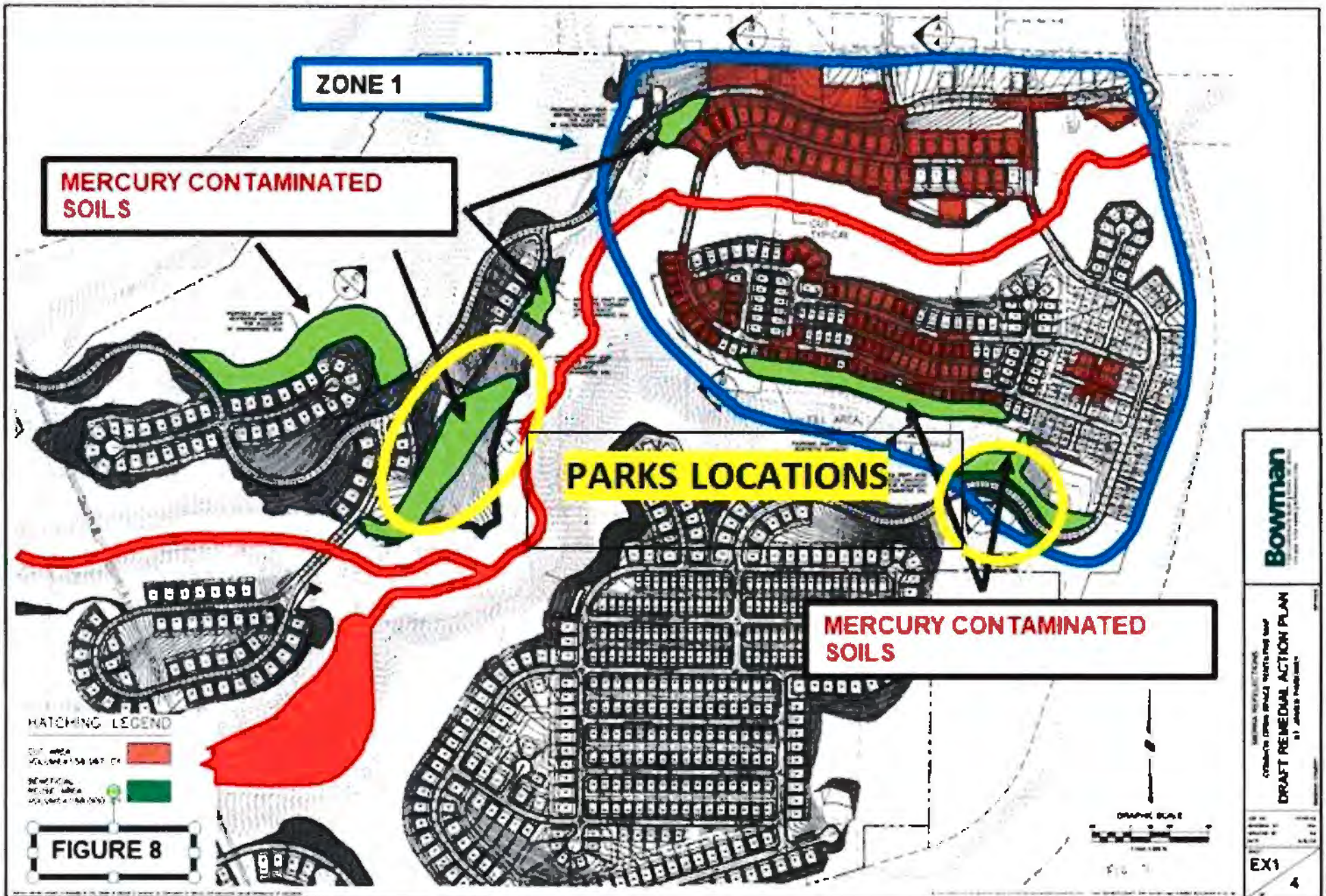
SIERRA REFLECTIONS (UES) MERCURY DATA
MAP 7: CUT & FILL REMEDIATION, REPOSITORY SITES



Approx Location
of Park 2



SIERRA REFLECTION DEVELOPMENT PROJECT



Sierra Reflections Park Number 1

My name is Kelly Jean 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

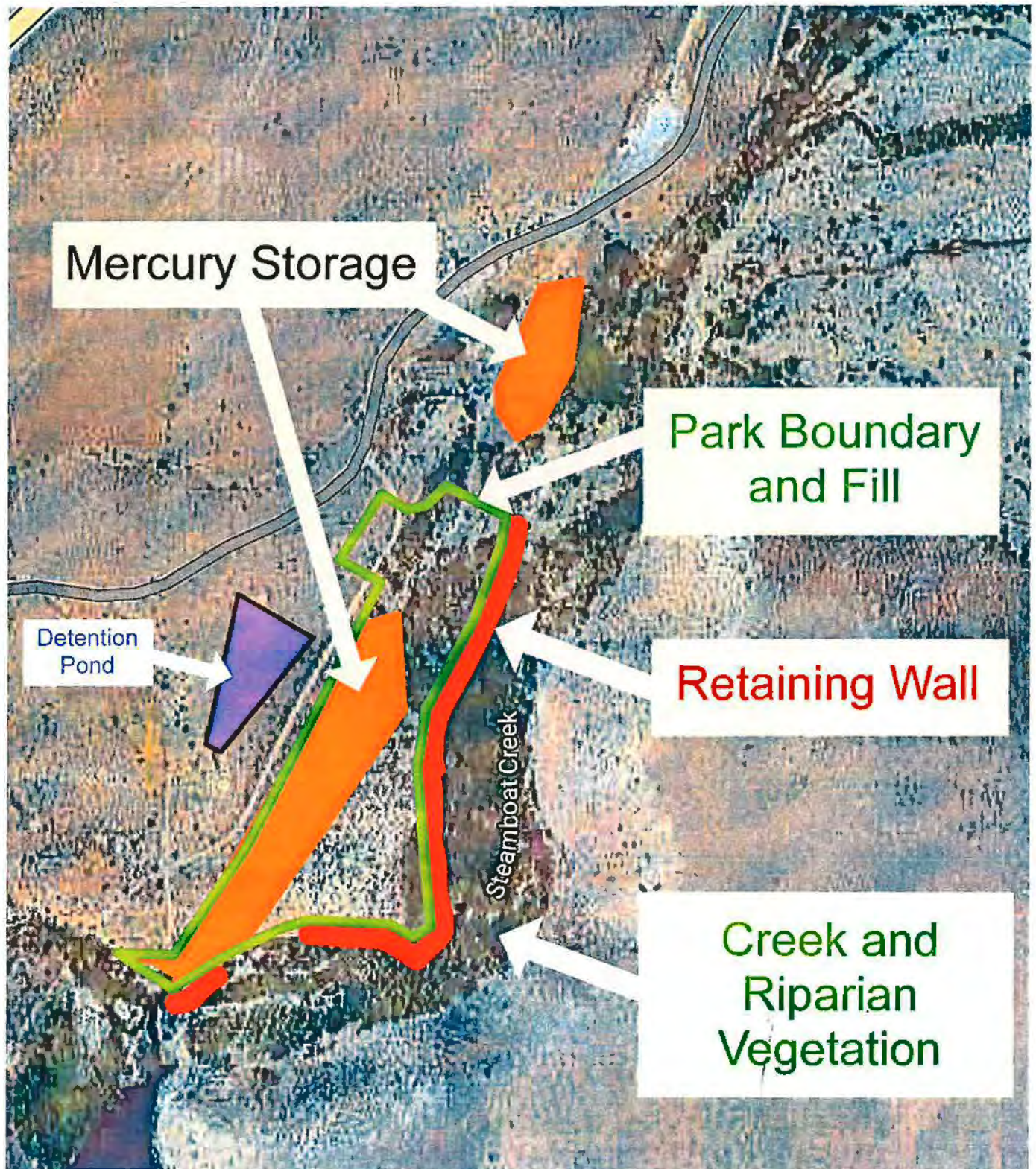
been satisfied. This is to ensure that the benefits provided by the proposed common open space

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.

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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.

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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*

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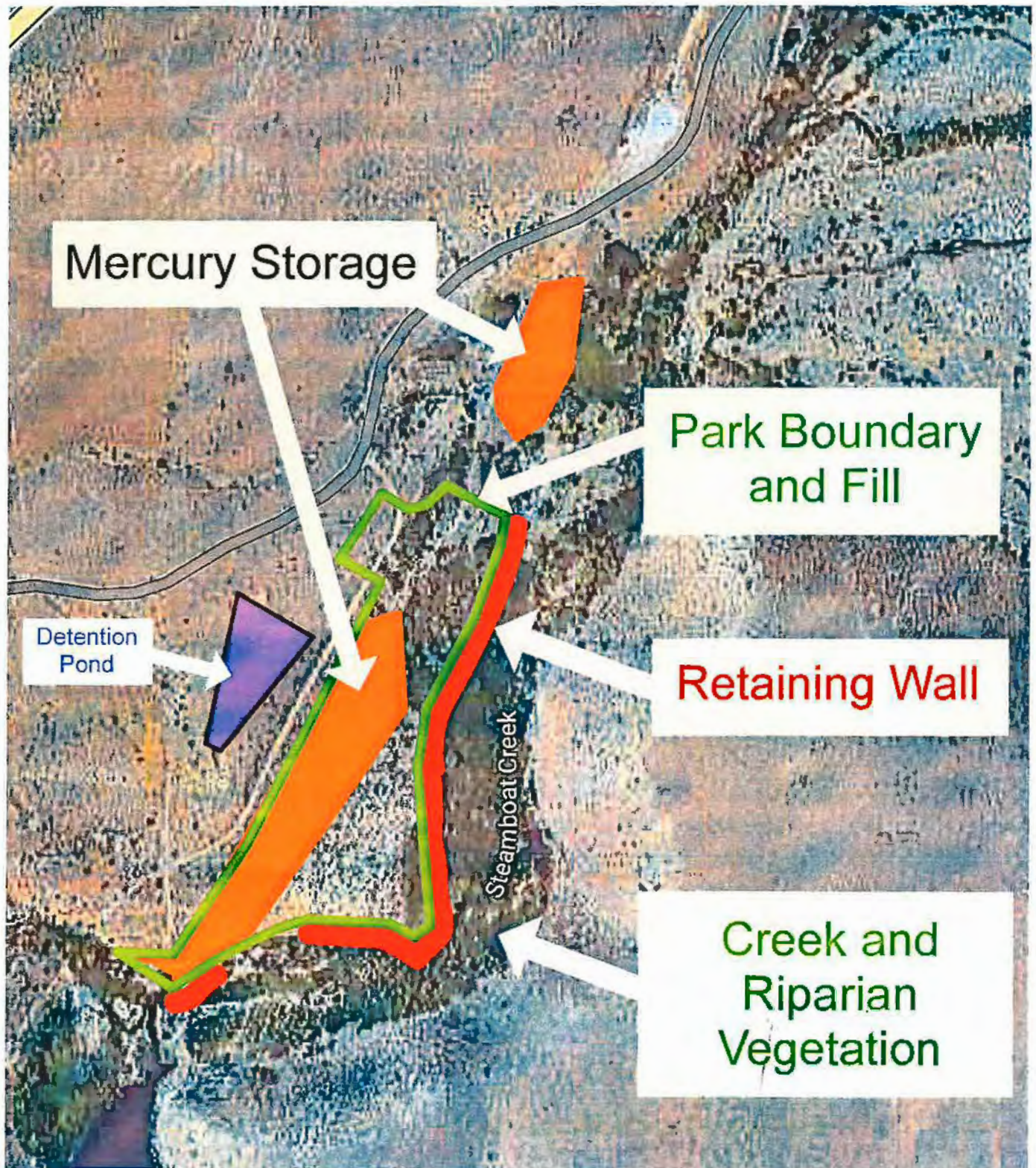
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(a) Preserve or Provide Open Space. The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents an option for open space above and beyond any applicable 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 or 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

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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: 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) and 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

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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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

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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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 so 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

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: 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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Planning Division: 775.328.6100 | Planning@washoecounty.gov
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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: 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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Planning Division: 775.328.6100 | Planning@washoecounty.gov
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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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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 5:11 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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Planning Division: 775.328.6100 | Planning@washoecounty.gov

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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

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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
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 5:11 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)

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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

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Planning Division: 775.328.6100 | Planning@washoecounty.gov

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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

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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)

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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

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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:

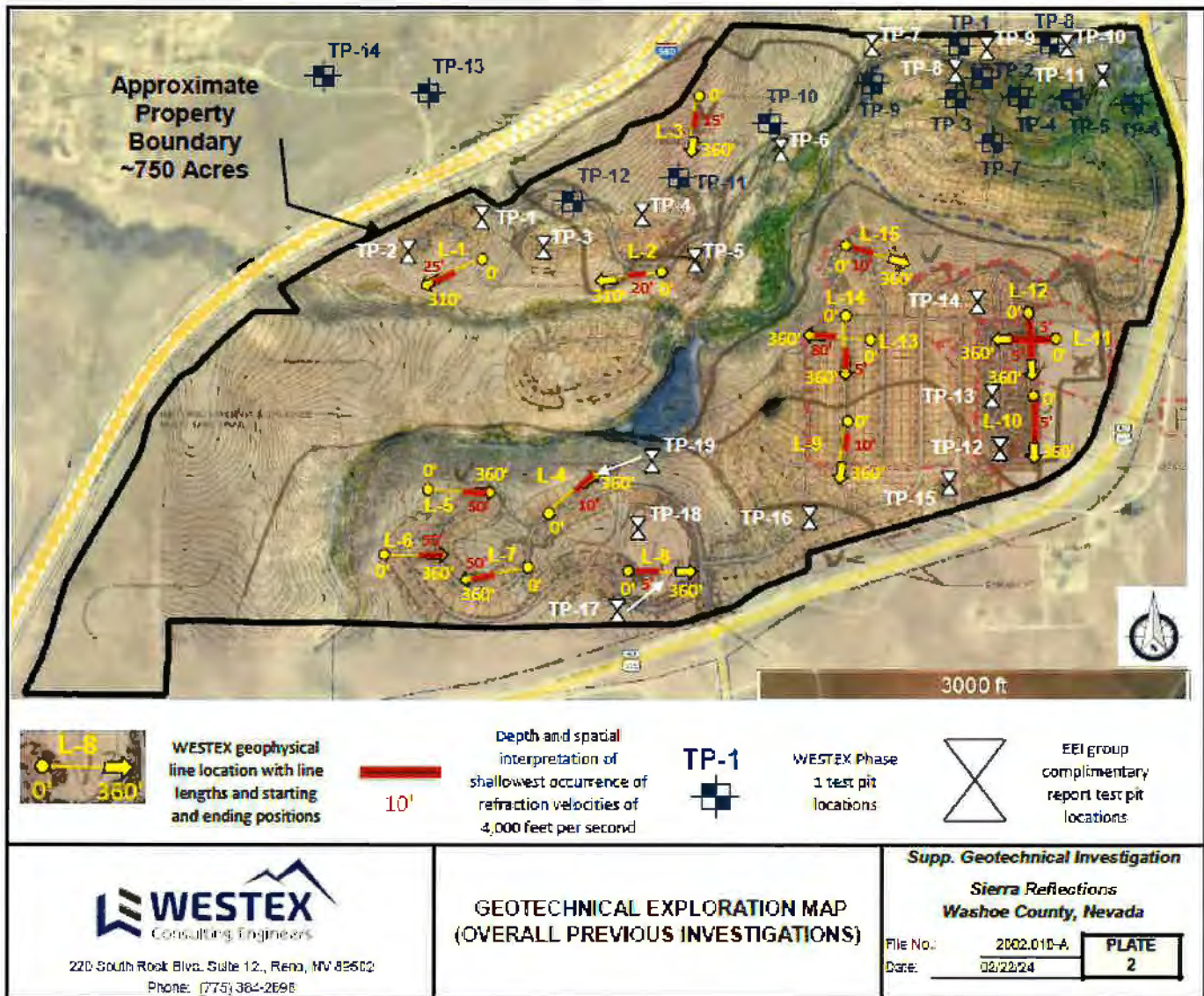
Public Comment (with my commentary)

Written Statement

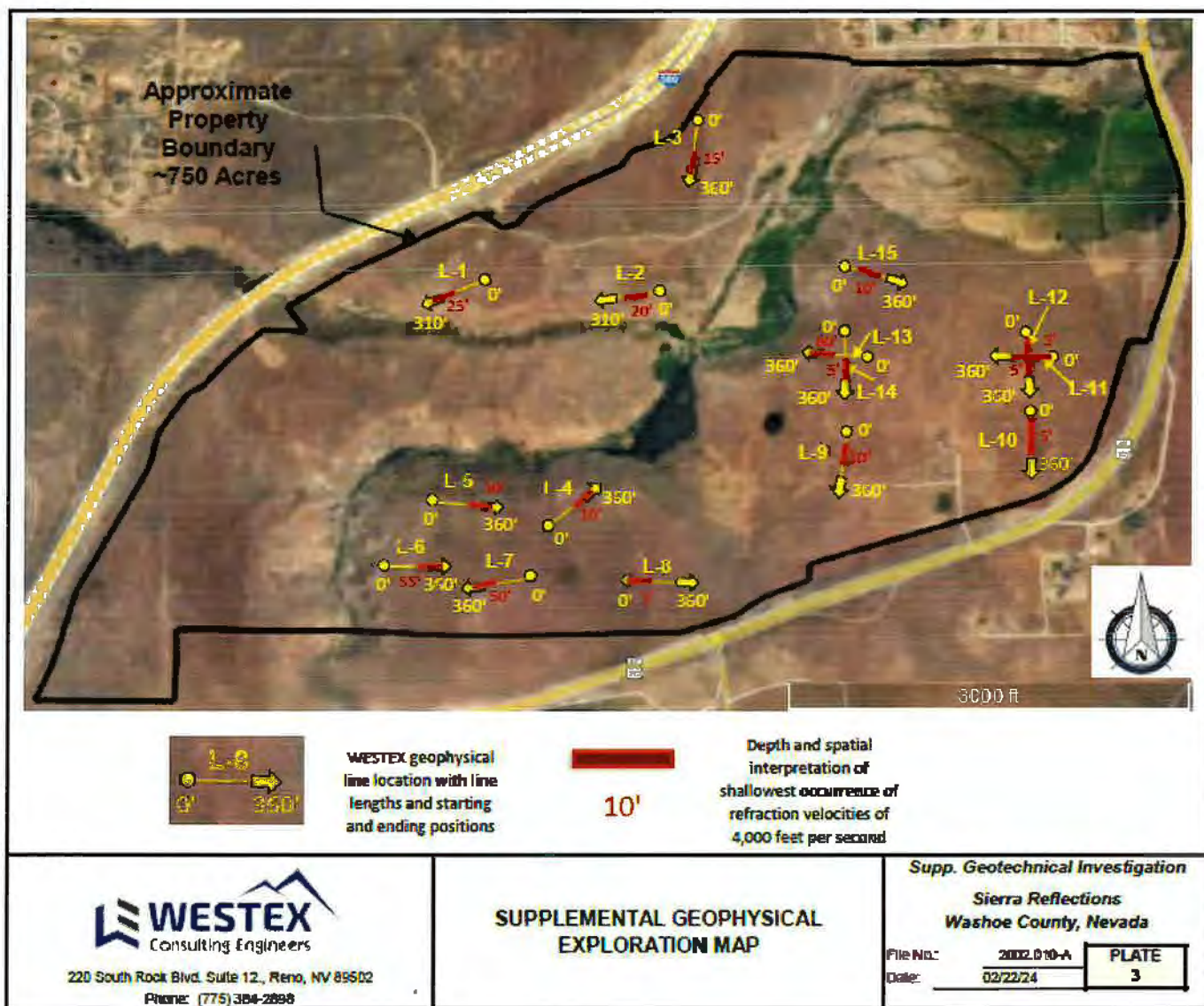
Summarizing Paragraph:

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:



*USGS Fault Map:



Blake D. Carter, P.E.

President

Licensed in NV, CA, TX, VA, and HI

☎ O: 775-384-2898

☎ C: 775-771-9539

✉ blake@westexconsulting.com

📍 220 S. Rock Blvd. Ste 12,
Reno, NV 89502

🌐 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

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1001 East Ninth Street, Reno, NV 89512

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

[Submit a Nomination](#)

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.

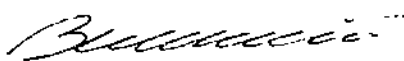
Notably, Newman's comment does not reference the International Residential Code (IRC), the International Building Code (IBC), or the Northern Nevada Code Amendments, which are actively adopted by the Washoe County Building Department. Our geotechnical reports have been written to be consistent with the 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>, "tevans@washoecounty.gov" <tevans@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.

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 the 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:

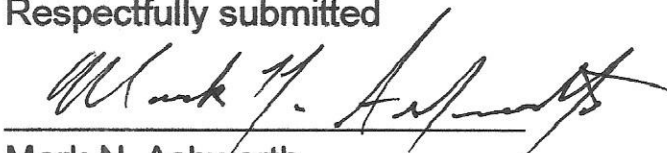
1. Where is this money coming from for this waste water interceptor? Washoe County is laying off personnel due to budget issues.

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