

**From:** [Marianne Merriam](#)  
**To:** [Washoe311](#)  
**Cc:** [Olander, Julee](#)  
**Subject:** Fwd: APN 041-130-58 8900 Lakeside LLC  
**Date:** Monday, April 4, 2022 9:06:09 AM

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Dear Washoe County Planning Commissioners,

I am a very near neighbor to the project referenced above, and live at 8600 Lakeside Drive. My name and property were even referenced on Sheet C2.3 of 12 on the project's proposal, yet I was not notified of the Washoe County Planning Commission's public hearing for the case. Surely if my property is shown as a part of the project on its drawings, then I am within 500' of the project and should have been notified, as is the case for the other 20 properties listed on Sheet 2.3 of 12, and all other properties within 500' of them, who were also not notified.

I am writing to urge you, the Washoe County Planning Commission, to VOTE NO on this proposal for many reasons, as noted below.

1. Under Tab C, Goal Two, Item SW.2.10 it states that "The proposed lot sizes are 2.5 acres, at a minimum, ...". Yet when you look at the Tentative Map Site Plans, 17 of the 24 lots, or over 70%(!) of the lots are less than 2.5 acre sites! So they are not meeting the minimum lot size they said they would provide in order to meet the 2.5 minimum acre goal.

Also per item SW.1.6.h. High Density Rural designation is also listed as "One unit per 2.5 acres". This proposed project clearly DOES NOT meet this minimum standard.

2. Page 7, Item 4.g. Water Service states that water will be provided to the development via "well" service. Yet per Tab C, Goal 15, page 17 of 22, the developer states that "water is supplied through TMWA's supply and service system and requirements". This indicates to me that they are going to run a municipal service line to the area in lieu of individual wells.

In my opinion, neither wells, nor municipal water service is acceptable. If 25 new wells (24 lots plus one HOA well for common landscape areas) are dug that will undoubtedly lower the existing aquifer, then none of the previous, nor new wells, will then be able to adequately service the area property owner's needs. Surely 25 new wells should not be allowed to compromise the viability of the existing adjacent property owner's wells.

If a municipal sewer line is run north up Lakeside Dr. for 3/4 of a mile, per the drawing on Sheet C2.3 of 12, then it is highly likely that a water line will be run at the same time, which would then make it mandatory for these property owners to have to pay to collapse our own septic systems, re-landscape that land, connect to the sewer line, and then connect to the water service when it is available, and then disconnect from our private wells.

Many of the properties on the east side of Lakeside Dr. are lower than the street, thereby imposing further undue burden of significant difficulty and expense, of having to provide a lift station to pump uphill to connect to the sewer line, not to mention the significant additional fees of then having to pay for municipal water services when we have previously purchased water and septic sewer rights when we bought our properties.

Once water and sewer lines are in the street, then this area would undoubtedly be required to be annexed into the City of Reno, who would then start charging additional taxes to these homeowners, and significant fees for water and sewer services, when now, we require nothing of the City and/or County for these services.

Per page 15 of the Project Narrative, item (f):

Please tell me why we and our neighbors, the “82 existing HDR zoned properties that are currently on septic systems”, should have to pay to do all of these things, as noted above, just to accommodate 24 new lots being sold for the financial gain of someone else owning property down the street?

3. Please note that these 24 proposed new homes would, per the developer’s own calculations, be sizing their sewer system to accommodate 86,000 gallons of waste water per day, which equals almost 100 Acre Feet of water per year! This is just waste water and doesn’t even include the water being used for every day activities! Where is this water going to come from? Please do not continue to approve projects that further jeopardize our community’s ability to survive the extraordinary drought we are still in, and probably will be in for the rest of our lifetimes at least.

4. I’d like to know what size storm the small detention basin at the NE corner of the site is sized for? Is all of the storm water flowing off of 72.8 acres expected to fit in one small detention basin? Surely there will be significant overflow and flooding to the areas north and east of the project, especially down Holcomb Ranch Lane. If climate change is showing us anything, these significant 50, 100, and 500 year storms will be coming much more often in the future, especially with the increased run off from yet more impervious paving and construction.

5. Please note that the applicant failed to answer several questions, including Question 25 when asked how many and what species of trees will be removed for grading operations. Question 28 also was not answered properly. How can the applicant know if Revegetation will be “limited to non-existent” if they have not reviewed their plans with the Washoe Storey Conservation District? Also, the Landscape Plan, L-1, note 7. states that “Existing vegetation... shall be protected and preserved where appropriate and as feasible.” Also, note 8. “Preservation of significant trees, existing trees... shall be preserved if feasible.” How can you accept this language that is so easily construed by applicants to not be “feasible or appropriate” for their purposes?

For these major reasons and several other inconsistencies in the proposal, I adamantly urge the Planning Commission to VOTE NO on APN: 041-130-58 as submitted for approval by 8900 Lakeside LLC. We as a community need to know when “Enough is Enough”! I believe we are “there” already for our little corner of Reno. Please help us preserve our neighborhood, our community, and our present quality of life.

I am unable to attend the hearing Tuesday, April 5th at 6pm. Please, therefore enter my letter into the public record available for the Planning Commission’s consideration. Thank you so much.

Sincerely,  
Marianne Merriam  
8600 Lakeside Drive  
Reno, NV 89511

**Lakeside Community Opposition to  
WTM21-013 8900 Lakeside Subdivision**

**Presentation to Washoe County Planning Commission  
Hearing date October 4, 2022**

Dear Honorable Members of the Washoe County Planning Commission:

We are a group of neighbors who live immediately adjacent to and in the area surrounding the proposed 8900 Lakeside Subdivision.

We are concerned that 24 new lots with at least 24 new domestic wells will have a significant detrimental effect on the surrounding area's existing domestic wells. Removing 50 acres of pasture from the annual irrigation will have even further injurious effect on the ability of neighbors to sustain the value of their properties. Water is by far our greatest issue with this project.

**Source of Domestic Water**

How can the planner recommend approval of this project when important Southwest Truckee Meadows Plan Goals are unanswered in the application?

**Application Tab C: Southwest Truckee Meadows Area Plan Goal 15, Goal 16 and Goal 17 the developer answered "Not Applicable. The project will not use domestic wells. The project will be served by a TMWA System."** Those statements are not true.

**Goal 15 reads in part "Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area. Pumping impacts to existing domestic wells shall be minimized."**

**This Commission should approve WTM21-0013 only with the following conditions. Otherwise the 8900 Lakeside project would be detrimental to the health and safety of the community and injurious to adjacent properties.**

**1. Domestic Well Conditions:** All domestic wells will have meters and the CC&R's for the HOA will limit consumption to 1,800 gallons per day. These conditions are necessary since the developer's Broadbent engineering report rests on a critical assumption: that only 1,800 gallons is pumped per well per day. That assumption is highly questionable because the developer believes houses built here will be 6,000 to 10,000 square feet and have 2 acres of landscaping.

Water quantity and quality is marginal in this neighborhood. When the agricultural well located at 8970 Lakeside Dr. is pumping it impacts the well flow at 8801 Lakeside Dr. Are these aquifers truly "homogenous and isotropic, confined and [having] an apparent infinite extent" as is claimed in the Broadbent report? Without limits on water consumption how can this Commission make the required findings? Who would be responsible for that huge liability?

### **2. Steamboat Ditch Irrigation Water Conditions:**

**Southwest Goal 17: “Watershed protection and groundwater recharge will be prime considerations towards future development activities.”** Flood irrigation has been used for decades on over 50 acres of pasture on this parcel. The loss of almost 200 acre feet of irrigation water would have a significantly detrimental effect on re-charging the water table and on the adjacent parcels that use the runoff to help irrigate and recharge their pastures.

Therefore, the developer will deed the 184.5 acre feet of Steamboat Ditch irrigation water to the 8900 Lakeside HOA with dedicated use only on the development. The developer will install a retention and delivery system for that water to be used to irrigate common areas and the private landscaping adjacent to the roads on the 24 lots.

### **3. Public Safety - A Traffic Study and Turn Lanes – See Attachment 1:**

There are 8 parcels adjacent to the south of this property that are in the process of being developed. Those 8 parcels’ sole access to Lakeside Dr. is via Lombardi (renamed Brady Ranch). APNs are 041-190-06, 041-190-08 through -10, and 041-190-17 through -20. 32, not just 24, new households will access the curve of Lakeside Dr. and Holcomb Ranch Lane. The developer completely ignores the impact of those parcels. This Commission should require a traffic study since 30 or more new households are involved here. Left and Right-hand turn lanes should be required for public safety on this increasingly busy corner where private driveways intersect county and state roads.

This curve is also a school bus stop for Lenz Elementary, Marce Herz Middle and Galena High schools. Please don’t risk the safety of these children.

### **4. Steamboat Canal Irrigation Laterals – See Attachment 2:**

Irrigation laterals run on the south and eastern boundaries of the property and currently serve 6 parcels. This Commission should ensure that the developer and the recorded CC&R’s of the 8900 Lakeside HOA provide for those easements with continued maintenance of and access to them.

### **5. Drainage and Storm Water – Detention Pond?**

There is an area on the map labeled “Detention Pond”. Is the developer proposing a pond? What is the source of that water? There is no “pond” on this property. At least 2 detention basins to hold storm water should be required. They would be dry except at times of storms.

This site is basically a hill that drains to the east and north. Major flooding often occurs on the adjacent properties and at the corner of Lakeside Dr. and Lombardi Lane. There is an undersized pipe running under Lakeside Dr. that serves as an irrigation water lateral as can be seen on **Attachment 2**. Sufficient flood water discharge infrastructure needs to be installed by the developer to handle flood water from the 6 acres of impervious road surfaces.

The systems must also be designed to ensure that normal runoff is not impeded by any "ponds" on the parcel. Adjacent lands depend on that water for irrigation and ground water re-charge.

#### **6. Excessive Landscaping – Almost 200 Trees**

The Application indicates almost 200 trees planted along the roads. We understand even more roadway will be constructed to link with BellHaven Road. This Commission should prohibit landscaping of that nature. The roadways can be lined with native, drought tolerant plants, not trees. The CC&R's of the ultimate HOA should be required to limit the square footage of lawns and irrigated landscape.

#### **7. Minimum Lot Size HDR**

The minimum lot size required is 2.5 acres in the HDR section of this property. On page 8 of Tab C to the application the developer states "The proposed lot sizes are 2.5 acres, at a minimum". However, we counted 17 lots - **77% of the lots in that section that are less than 2.5 acres**. Most of those 17 lots are barely 2 acres. How can this Commission approve that density knowing it would have an injurious effect on the value of the neighbors' adjacent parcels that are at least 2.5 acres?

For all of the reasons stated in this letter, the neighboring property owners respectfully request that the Planning Commission deny WTM21-013 as presented because it would be injurious to the adjacent properties and indeed have a significant detrimental impact on the health and safety of the whole surrounding area. Meaningful conditions similar to those described here should be required to be incorporated in this development. A list of 40 Lakeside Community neighbors who support this opposition and own 55 parcels in Planning Division District #2 is attached.

Lakeside Community

**We, the following neighbors,  
Support the Attached Presentation  
in Opposition to WTM21-013**

Michael and Staci Alonso  
3805 Frost Lane  
Reno, NV 89511  
APN 041-090-11

Kevin Berry  
3701 Fairview Rd.  
and 3655 Fairview Rd.  
Reno, NV 89511  
APNs 040-691-12 and 040-691-11

Carol Bond  
7240 Lakeside Dr.  
Reno, NV 89511  
APN 040-573-03

Dan Bowen and Gloria Petroni  
2327 Diamond J Place  
Reno, NV 89511  
APN 040-720-19

Gordon and Suzanne Depaoli  
3925 Fairview Rd.  
Reno, NV 89511  
APN 040-691-04

Pete and Sue Digrazia  
3505 LaMay Lane  
Reno, NV 89511  
APN 040-692-04

Thomas Dolan  
100 & 200 Rillough Road  
Reno, NV 89511  
APNs 230-070-07 and 230-070-08  
2400 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-060-07

Patrick and Mary Douglass  
3820 Lone Tree Lane  
Reno, NV 89511  
APN 041-130-41

Kurt and Hazel Fehling  
2324 Diamond J Place  
Reno, NV 89511  
APN 230-032-05

Nancy Flanigan  
2750 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-070-17

Flying Diamond Ranch LLC  
Jill Brandin  
8790 Lakeside Dr.  
Reno, NV 89511  
APNs 040-650-44, 040-650-46, 040-650-47, 040-650-48, and 040-650-49

Amy Furchner  
3601 Fairview Rd.  
Reno, NV 89511  
APN 040-670-04

Bill Glass Family Trust  
9300 Timothy Dr.  
Reno, NV 89511  
APN 040-660-03

Tom Ghidossi  
1515 Holcomb Ranch Lane  
Reno, NV 89511  
APNs 043-062-12, 043-062 -13, 043-062-14, and 043-062-15

Ryan Greenhalgh  
2600 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-060-10

George and Mary Hemminger  
9700 Timothy Dr.  
Reno, NV 89511  
APN 040-660-01

Chris and Juliane Hsu  
3600 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-670-13

Calvin Iida  
8690 Lakeside Dr.  
Reno, NV 89511  
APN 040-650-27

Steve and Dona Kirby  
2335 Diamond J Place  
APN 230-031-10  
Reno, NV 89511  
and 2347 Diamond J Place  
APN 230-031-11  
Reno, NV 89511

Pete and Cindy Lazetich  
9100 Timothy Dr.  
APN 040-640-09  
Reno, NV 89511  
and 0 Lombardi Lane  
Reno, NV 89511  
APN 041-190-08

Daniel David Loose  
2220 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-080-03

Rich Lorson  
2315 Diamond J Place  
Reno, NV 89511  
APN 230-031-02

Tony Maida, Keyhole Trust  
3535 Fairview Rd.  
Reno, NV 89511  
APN 040-670-09

Steve and Greta Mestre  
3801 Fairview Rd.  
Reno, NV 89511  
APN 040-691-02



Morze Family Trust  
4025 Fairview Rd.  
Reno, NV 89511  
APN 040-691-05

Sonny Newman Family Trust  
9400 Timothy Dr.  
Reno, NV 89511  
APN 040-660-05

J.P. and Bob Puette  
8741 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-53

Art O'Connor  
1100 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-270-12

Gary Owens  
8895 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-57

Ron Palmer  
9675 Timothy Dr.  
Reno, NV 89511  
APN 040-650-17  
And 0 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-650-24

Harry and Stella Pappas  
8770 Lakeside Dr.  
Reno, NV 89511  
APN 040-650-28

Durian Pingree  
2400 Diamond J Place  
Reno, NV 89511  
APN 230-032-02

Sheldon Schenk  
7240 Lakeside Dr.  
Reno, NV 89511  
APN 040-573-03

Bart Scott  
3945 LaMay Circle  
Reno, NV 89511  
APN 040-491-41

Sandy Scott  
1175 Holcomb Ranch Lane  
Reno, NV 89511  
APN 043-061-05  
And 3810 and 3820 LaMay Circle  
Reno, NV 89511  
APNs 040-491-06 and 040-491-07

Mark Sehnert  
2371 Diamond J Place  
Reno, NV 89511  
APN 230-031-03

Rhonda Shafer  
8777 Panorama Dr.  
Reno, NV 89511  
APN 040-401-16

Jo and Bill Vanderbeek  
8771 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-54

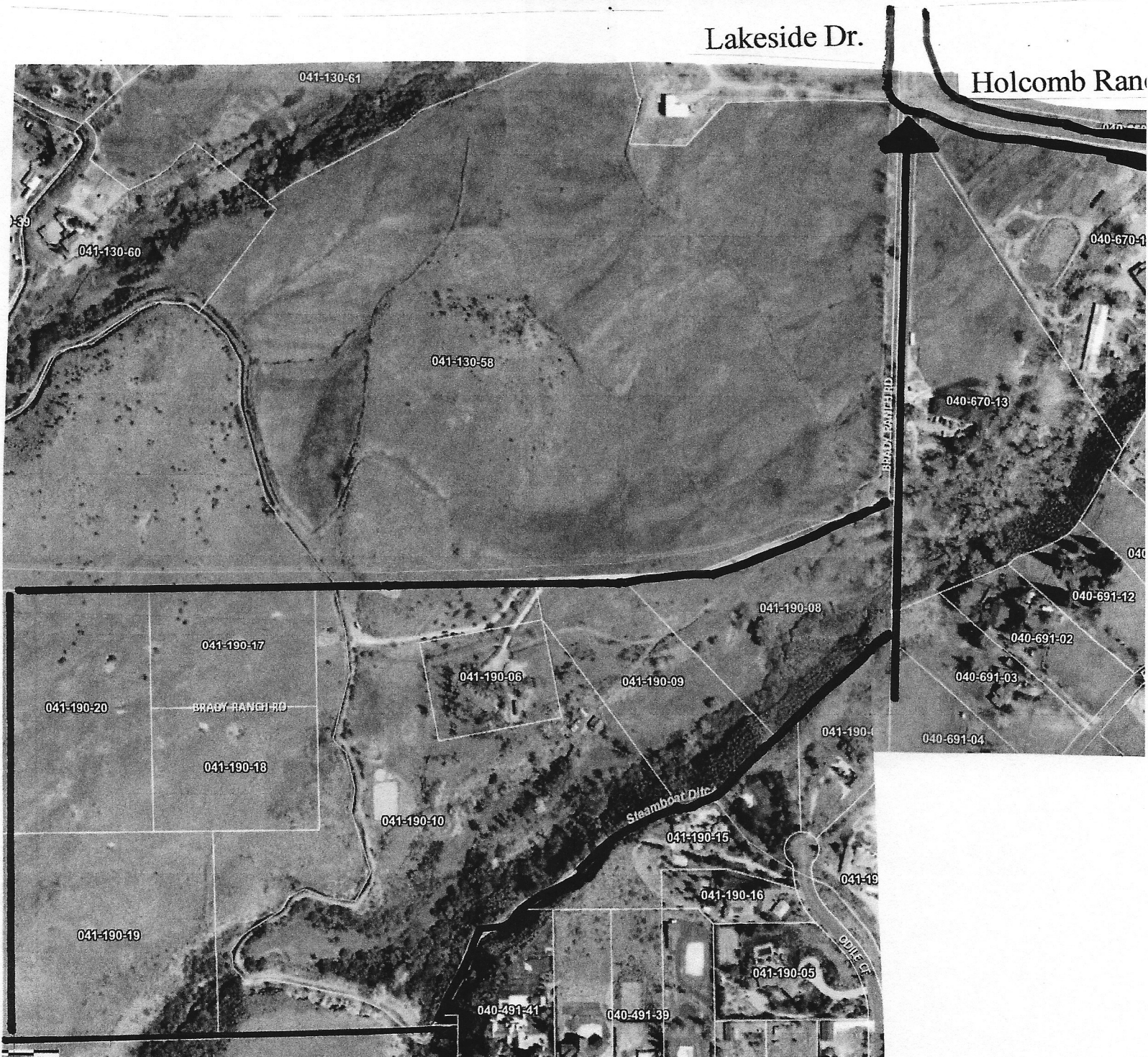
Lysle and Suzi Winchester  
3155 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-650-25

Joanne Zuppan  
8801 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-43

**Attachment 1**

**8 Existing Parcels + 24 Proposed Parcel = 32 Parcels**

**All Access at the Lakeside Dr./Holcomb Ranch Lane Curve**



Attachment 2



Existing Irrigation Laterals

**From:** [Richard Lorson](#)  
**To:** [Lazzareschi, Daniel \(External Contact\)](#); [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [f.donshick@att.net](mailto:f.donshick@att.net); [Flick, Michael](#); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Pierce, Rob](#); [Phillips, Patricia \(External Contact\)](#)  
**Cc:** [roger@thomascreekdevelopment.com](mailto:roger@thomascreekdevelopment.com); [Olander, Julee](#); [Jill Brandin](#)  
**Subject:** WTM21-013 8900 Lakeside Development  
**Date:** Sunday, October 2, 2022 4:28:52 PM

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Dear Members of the Washoe County Planning Commission:

I would like to state my concerns regarding plans for the proposed 8900 Lakeside Subdivision. I am not anti-development and was employed for more than 30 years in minerals exploration and mining. I also acknowledge Roger Davidson's willingness to meet with neighbors to the proposed Development and explain his plans and attempt to construct a quality project. That said, I believe there are issues that cannot be ignored. These issues are:

**WATER** - Water use, conservation, and supply issues are constantly in the news and also supposedly a primary concern in the Master Plan, especially now that we are in a long-term drought. All of us in the neighborhood on wells are quite aware of these issues. I think it is critical that the water rights that accompanied the property when Mr. Davidson purchased the land, be deeded to the development and restricted to never be sold off. In addition, the additional water rights that I believe are proposed to be transferred to the development by Mr. Davidson, also be deeded to the development with the same restriction to not be transferred or sold off. The water rights to water from the Steamboat Ditch that crosses the property must be used in a reasonable and productive way, to decrease both private well-water use and for the common good of the Development, so that that the water can also contribute to recharge into the local aquifer. The developer needs to show a plan on how this water would be beneficially used and commit to using it accordingly.

**RUNOFF** - In the 20 years I have lived on a side street off of Holcomb Ranch Lane, I have seen mud and gravel from heavy rain downpours cover Lakeside Drive, near the corner with Holcomb Ranch, with this debris, I believe 3 times. For short periods the road was impassable. With 24 houses and driveways, along with patios and thousands of feet of paved roads replacing open pasture land, runoff will be worse from this area during periods of high rain. Will I be watching this on the news like areas in the North Valleys? The Developer needs to present adequate plans to address this situation, which is guaranteed to happen again and be worse.

**TRAFFIC** - Holcomb Ranch Lane and Lakeside Blvd have to be the most decrepit state highway in Nevada. Why is this allowed to persist? Along with the already increased traffic, how will all the additional traffic from the Development contribute to the current poor road conditions? There is constant destruction of private property along the road (mostly fences but also 2 NV Energy power poles causing power outages in the last 12-16 months) by the large number of vehicles that are constantly running off these roads? There is no paved shoulder for bikes and cars, the state of the pavement is ridiculous and consists of a mass of poorly sealed cracks with several perennial pot hole areas, and the pavement edge is deteriorated over long stretches that in some areas include 8-10" drop offs into dirt and rocks. Two years ago I communicated several times with NDOT about the condition of this road, but nothing is ever done. The turnoff into the Development is on a sharp curve and school bus stop. This will become a very dangerous area for everyone and needs to be addressed.

Thank you for considering these points.

Sincerely,  
Richard Lorson  
2315 Diamond J Pl  
Reno, 89511

**From:** [Gary Owens](#)  
**To:** [Lazzareschi, Daniel \(External Contact\)](#); [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [f.donshick@att.net](mailto:f.donshick@att.net); [Flick, Michael](#); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Pierce, Rob](#); [Phillips, Patricia \(External Contact\)](#)  
**Cc:** [roger@thomascreekdevelopment.com](mailto:roger@thomascreekdevelopment.com); [Olander, Julee](#); [jillbrandin@gmail.com](mailto:jillbrandin@gmail.com)  
**Subject:** Opposition to WTM21-013 & WSUP22-0010 (Lakeside Custom Lot Subdivision)  
**Date:** Monday, October 3, 2022 2:18:14 PM

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Dear Honorable Members of the Washoe County Planning Commission,

Below are my comments on the staff report on the applications WTM21-013 & WSUP22-0010 (Lakeside Custom Lot Subdivision) at 8900 Lakeside Drive, directly South of my property.

I oppose the current plan, which needs some revisions/conditions as noted below.

Sincerely,  
Gary Owens  
8895 Lakeside Drive

comments on planning case:  
WTM21-013 & WSUP22-0010 (Lakeside Custom Lot Subdivision)

Gary Owens 8895 Lakeside Drive, adjacent to the North of the proposed subdivision.

Oct 3, 2022

#### **Lot size**

The developer desires lots as small as 2.01 acres, but Article 406 of the development code doesn't allow this kind of averaging as far as I can see. Given that many lots in the neighboring area are larger, the required minimum really ought to be adhered to.

(\_) condition: require 2.5 acre (or larger) lots in the HDR zoning.

#### **Water - Aquifer recharge**

The applicant proposes to have a well per lot, but export waste water via sewer, which raises the issue of recharge of the underlying aquifer(s). While the developer's consultant Broadbent literally waved his hands telling us at a meeting last Thursday that the property receives its recharge from sheet flow off the mountains instead of from the historical flood irrigation of the property, no actual proof was given. And even if sheet recharge is true, with all the proposed water withdrawal are the people downslope going to be affected? (Remember the fiasco with TMWA's well by Mount Rose Highway - they hand waved "It will have no effect..." but it did.)

My reasons for doubting the (extent of the) sheet recharge hypothesis are: 1. the Dry Creek valley deeply incises the area West and North of the property, thus much of the sheet flow from the hills and mountains above is intercepted by this drainage. 2. there are faults in the area, generally running North-South or South-West to North-East, including one cutting directly across the property.

<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>

n.b. The mapped faults are Quaternary age, so not active as an earthquake hazard, but nevertheless are affecting groundwater flow in currently unknown ways. Without a detailed investigation, it's mere conjecture that sheet flow

from the mountains will provide sufficient recharge of any particular aquifer. 3. There are a number of large houses up Bellhaven and Brunswick Mill Roads, etc., above the general area, how much of the sheet recharge are they taking via their (un-metered) wells?

In addition, the developer says they will pass on the existing 4 acre-feet of water per acre of land ditch water rights (less any required to be relinquished for wells), they also talk of landscape architects expert in xeriscape, but then again how people moving in to a multi-million dollar house might not want to hassle with flood irrigation. Seems to me this is contradictory. The property above Steamboat ditch is certainly a candidate for xeriscape, but the lower portions have been (depending on the skill of any given year's cattlemen), nice and green.

I note also that while regulations require relinquishment of 2 acre feet of water rights per well, what in fact happens to that water? It seems as if magic is invoked to make the water magically appear in the aquifer. If the county required (at least) those 2 acre-feet to be actually recharged, then no hocus-pocus need be involved.

(\_) condition: require meters and reporting on all the wells

(\_) condition: require the relevant part of the existing ditch water rights to be used for common area irrigation

(\_) condition: require a series of ditches and ponds as infiltration basins (see also below fire protection).

### **Water - Storm Runoff**

The flip side of the aquifers issue is storm runoff. About every year or two, storm or snow melt runoff will flow across Brady Ranch Rd (nee Lombardi Lane, nee Day Lane) down alongside Holcomb Ranch Ln. Water flowing across pavement is not good as it will wash away the material beside the road, undermine pavement and vehicles driving through flooding push water into cracks in the pavement resulting in accelerated pavement deterioration.

The developer claims that each individual property will do their own flood mitigation as part of the building permit process, with the common area (read roadway) having the detention pond down next to me and Brady Ranch Rd. It seems to me that pre-planning for much of this, in conjunction with irrigation ditches/infiltration ponds will assure that the issue is actually effectively dealt with.

(\_) condition: pre-plan for drainage ditches/ponds (synergistically with irrigation ditches/ponds) .

In 2017, access to this part of Lakeside Drive/Holcomb Ranch Land was closed due to flooding at Huffaker and lower down Holcomb Ranch. The county has foisted off responsibility for these streets to the state, which hasn't done anything. I would like to use this opportunity to leverage the developer's persuasive skills to get the state to fix drainage problems at the usual locations.

(\_) condition: developer to get commitments from state (et. al.) to fix/enlarge culverts/etc. at:

() Lakeside Drive just South of Huffaker

() Dry Creek crossing under Lakeside at 8801 Lakeside Drive (leverage with the sewer line work, eh?)

() The irrigation/drainage crossing under the three-way intersection of Lakeside, Holcomb Ranch, Brady Ranch

() whatever caused the problem(s) further down Holcomb Ranch.

### **Wildfire and Structure Fire Protection**

The part of the property above Steamboat Ditch is rated "High" fire risk, as the Dry Creek valley to the North. The lower part, traditionally flood irrigated is rated "Moderate" per the county GIS map. If flood irrigation goes away even partially, this will become "High" too. In addition, since there is no natural gas pipeline nearby, anybody desiring gas heat and/or cooking will be having a propane tank. From a brief web search, it appears there is some consensus that underground tanks are safer in wildfire than above-ground tanks. While the tanks are designed to vent in case of a fire to avoid catastrophic explosion, these things do happen. As a neighbor with no propane (or fuel oil tank in use - I went to ground source heat pump and induction cooking), I'd like as safe a neighborhood as possible, especially since there are no nearby fire hydrants.

(\_) more information needed: input from TMFPD regarding above ground vs. underground propane tanks

(\_) possible condition: require underground propane tanks (though see below)

(\_) for discussion: would it be too much to require/strongly suggest all-electric houses? In addition to the propane tank safety issues, there are climate issues with propane leaks while filling tanks, future supply shortages of propane, etc. Modern furnaces don't work without electricity, and even without solar, there are battery backup systems that can power a large house for a few days. Passive house techniques reduce energy requirements and allow a certain level of passive survivability of power outages.

Since there are no nearby fire hydrants, I'd like the developer and county to consider having one or more of the aquifer recharge ponds to be suitable for drafting for fire fighting. These would mean: close to a road with a pullout area, some kind of signage/marker, and possibly some kind of provision to avoid excessive silt during suction (rocky area or concrete steps on the bank, pre-positioned floating strainer, etc.).

(\_) condition: one of more ponds, fed by ditch water so they're full in summer/fall fire season, with access for fire truck drafting. The local ditches would also serve as firebreaks, nurture trees and provide for wildlife habitat.

(\_) suggestion: since there's construction across Dry Creek for the upper emergency access road, some study should be made about a pond up there, as fire protection, wildlife habitat, and flood protection. Or at least some check dams.

### **Neighborhood Aesthetics**

As mentioned above, this property has been flood irrigated pasture for many decades. The surrounding properties are likewise, if not active pasture with grazing, at least mostly green. It is a radical change to turn the property back to sagebrush. It seems to me the developer is kicking the can down the road a bit too much to wave their hands about future homeowners get to choose what to do, while not providing any infrastructure to make it reasonably easy for ditchwater irrigation. Also, there are many ponds in the general area, which greatly enhance the neighborhood aesthetics, wildlife habitat, etc.

(\_) condition: design ditches given the contours of the land, along with some ponds (also for aquifer recharge/fire safety), generally on/near lot lines, to preserve/enhance the existing aesthetic of the neighborhood.

While many of the newer residents in the area have converted pasture to ornate lawns, the HDR zoning allows for large animals. The developer has told us neighbors that they plan to disallow large animals via the CC&Rs. There is some concern that eventually there may be pressure from flatlander city-slickers towards existing neighbors and their animals. Also, I'm wondering about how many people moving to this neighborhood do want to keep a horse or two, maybe to go riding up the Ballardini Ranch trail, etc.

(\_) question: is the county aware of this and okay with disallowing large animals?

### **Property Address**

The property is often referred to as 8900 Lakeside Drive, but in reality, per the county GIS map, it's fronting on Brady Ranch Rd. While it's probably advantageous to have the address(es) on Lakeside Drive, there needs to be some action to officially change the name of the street (again). While merely changing the name is trivial, because Lakeside Drive is now a state highway thereabouts, there could be non-trivial issues there.

(\_) condition: clarify street address and related issues.

=====



**From:** [Durian Pingree](#)  
**To:** [Lazzareschi, Daniel \(External Contact\)](#); [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [f.donshick@att.net](mailto:f.donshick@att.net); [Flick, Michael](#); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Pierce, Rob](#); [Phillips, Patricia \(External Contact\)](#); [roger@thomascreekdevelopment.com](mailto:roger@thomascreekdevelopment.com); [Olander, Julee](#)  
**Subject:** Opposition to WTM21-013, 8900 Lakeside  
**Date:** Saturday, October 1, 2022 4:13:16 PM

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

Dear Honorable Members of the Washoe County Planning Commission:

I support the opposition presentation.

All of our properties depend upon wells for our domestic water. Adding 24 new wells without limiting consumption through meters would adversely impact us.

We have already experienced lower static water because of the extended drought.

It is also important that the irrigation water is kept on the development to help with water recharge.

The corner where Lakeside Dr. turns into Holcomb Ranch Lane has 2 driveways and there will be 32 more parcels (8 south of the development and 24 in this proposal) using that access.

Just this year at least 3 cars have run off the road there. It is very dangerous and the developer should be required to install turn lanes.

Thank you for your assistance with this matter,

Durian Pingree  
2400 Diamond J Pl.  
Reno, NV 89511  
[durpingree@gmail.com](mailto:durpingree@gmail.com)

**From:** [Rhonda Shafer](#)  
**To:** [Lazzareschi, Daniel \(External Contact\)](#); [katenelsonpe@gmail.com](mailto:katenelsonpe@gmail.com); [f.donsnick@att.net](mailto:f.donsnick@att.net); [Flick, Michael](#); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Pierce, Rob](#); [Phillips, Patricia \(External Contact\)](#)  
**Cc:** [roger@thomascreekdevelopment.com](mailto:roger@thomascreekdevelopment.com); [Olander, Julee](#)  
**Subject:** Opposition to WTM21-013, 8900 Lakeside Development  
**Date:** Monday, October 3, 2022 9:13:38 AM

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Dear Members of the Planning Commissioners:

I am opposed to the project as currently papered but agree that the conditions set forth in the opposition email sent by Jill Brandin could mitigate the issues of concern.

Rhonda Shafer  
The Flying Copper Ranch  
8777 Panorama Drive  
Reno, NV 89511.

Sent from my iPhone

**From:** [Joanne Zuppan](#)  
**To:** [Lazzareschi, Daniel \(External Contact\)](#); [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [f.donshick@att.net](mailto:f.donshick@att.net); [Flick, Michael](#); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Pierce, Rob](#); [Phillips, Patricia \(External Contact\)](#)  
**Cc:** [roger@thomascreekdevelopment.com](mailto:roger@thomascreekdevelopment.com); [Olander, Julee](#)  
**Subject:** Opposition to ETM212-013, 8900 Lakeside Development  
**Date:** Monday, October 3, 2022 3:01:59 PM

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

Dear Honorable Members of the Washoe County Planning Commission:

My Name is Joanne Zuppan and I reside at 8801 Lakeside Drive. I am opposed to WTM21-013 8900 Lakeside Subdivision.

My home is located just two parcels north of the proposed project. When an agricultural well located at 8970 Lakeside Drive is operating it impacts my well. Potential developers had a test performed on that well and allowed it to run for two consecutive days. My pump labored and had to be replaced. Who will be responsible for my well and pump should they fail again? 24 New domestic wells will definitely have a negative impact on my well and my surrounding neighbors wells. It is my understanding that the landscaping for the proposed 24 lots will also be irrigated with their domestic wells, including that in the water consumption it will exceed 1,800 gallons a day.

Over 3/4 of the lots in the developers application are barely 2 acres and I feel that will have a negative effect on the value of the existing 2.5 acre minimum parcels in the neighborhood.

Traffic is also a concern. My driveway is on Lakeside Drive and me and my neighbors already have difficulty exiting our properties during commute hours. 24 Homesites will be adding approximately 50 cars to an already busy section of road on a dangerous curve. I have lived her over 32 years and have been witness to many accidents.

I am sure you have already read the Lakeside Community Opposition to the 8900 Lakeside Subdivision from 40 homeowners representing 55 parcels in the surrounding neighborhoods. Please take note and oppose WTM21-013 8900 Lakeside Subdivision.

**From:** [Chris Hsu](#)  
**To:** [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Lazzareschi, Daniel \(External Contact\)](#); [f.donshick@att.net](mailto:f.donshick@att.net); [Phillips, Patricia \(External Contact\)](#); [Flick, Michael](#); [Pierce, Rob](#)  
**Cc:** [Jill Brandin](#); [Olander, Julee](#); [Julie Hsu](#)  
**Subject:** Opposition to WTM21-013, 8900 Lakeside Development  
**Date:** Monday, October 3, 2022 8:34:14 PM

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Dear Honorable members of the Washoe County Planning Commission:

We live directly adjacent to the proposed development (WTM21-013, the 24 lot development at 8900 Lakeside Dr). Our address is 3600 Holcomb Ranch Ln, Reno, NV 89511. We live there with our 3 daughters.

We believe that the 24 proposed homes with 25 wells directly adjacent to our ranch will be extremely detrimental to the health, beauty and peace of our community.

We are most concerned about the impact of that the new wells and sewage system will have on the water table of adjacent wells. Next, the corner of Lakeside Road and Holcomb Ranch Lane is already busy and dangerous with 3 accidents in the last year around that corner. This is the main school bus stop for the neighborhood children and the main entrance and exit onto Lakeside and Holcomb. 24 new homes would create havoc in the mornings and evenings as families are going to work and kids are going to school. Additionally, the noise and disruption of that many houses in this tranquil neighborhood will destroy its rural character.

We strongly encourage you to oppose this new development as currently proposed given the negative long term impact on our beautiful community.

The Hsu Family  
3600 Holcomb Ranch Lane  
Reno, NV  
89511

--

Chris Hsu

**From:** [Calvin Iida](#)  
**To:** [Lazzareschi, Daniel \(External Contact\)](#); [KateNelsonPE@gmail.com](mailto:KateNelsonPE@gmail.com); [f.donshick@att.net](mailto:f.donshick@att.net); [Flick, Michael](#); [chviliceks@unce.unr.edu](mailto:chviliceks@unce.unr.edu); [Pierce, Rob](#); [Phillips, Patricia \(External Contact\)](#)  
**Cc:** [roger@thomascreekdevelopment.com](mailto:roger@thomascreekdevelopment.com); [Olander, Julee](#)  
**Subject:** Opposition to WTM21-013, 8900 Lakeside Development  
**Date:** Monday, October 3, 2022 11:46:34 PM

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

Dear Honorable members of the Washoe County Planning Commission:

I am opposed to the proposed development at 8900 Lakeside Drive in it's current state. I think it is irresponsible for the development to only bring in partial infrastructure (sewer lines), and not include water lines.

By drilling 24 wells and pumping the water out of the ground, and diverting the waste water into the city sewer lines, will significantly decrease the water table and put a significant stress on our wells.

My fear is that the wells in our neighborhood will go dry, and new wells will need to be drilled at significant cost.

Most of us in the neighborhood have water rights off the Steamboat Ditch, and either flood irrigate or use sprinklers off ponds to maintain our pastures and landscaping, This avoids using our well water, and also replenishes the water table.

For the most part, we do not use our wells to maintain landscaping. The proposed development, will have no ability to flood irrigate or sprinkle off ponds, and therefore will use additional water from their wells to maintain landscaping.

This will put additional stress on a limited resource.

I am generally not against development, but feel any development should be done responsibly.

Thank-you,

Calvin Iida  
8690 Lakeside Drive  
Reno, NV 89511

RE: 8900 Lakeside Custom Lot Subdivision  
Tentative Map Application, Amended Feb. 11, 2022

Marianne Merriam  
8600 Lakeside Drive  
Reno, NV 89511

October 2, 2022

Dear Washoe County Planning Commissioners,

I am a very near neighbor to the project referenced above and live at 8600 Lakeside Drive. Once again, I was not notified of the Washoe County Planning Commission's public hearing for the case, even though my name and property were referenced on Sheet C2.3 of 12 on the project's proposal, and am definitely within the Sphere of Influence of this project. (I understand there is a computer program that only notifies neighbors within 500' of the project's address. Surely because my property is on the drawings I and many others are well within 500' of the project – since they are planning to reconstruct our street to accommodate their proposed sewer line. We should be notified of all public hearings and community meetings regarding this proposed project.

I am writing to urge you, the Washoe County Planning Commission to VOTE NO on this proposal. After reviewing the proposal package, I find I have several fundamental issues I would like the applicant to address. They are as follows:

**A. LOT SIZE:** Under Tab C, Goal Two, Item SW.2.10 of the SWTM Area Plan – Planning/Policy Analysis states that “[The proposed lot sizes are 2.5 acres, at a minimum...](#)”. Yet when you look at the Tentative Map Site Plans, 17 of the 24 lots, or *over 70%(!)* of the lots are less than 2.5-acre sites! This land plan does not meet the minimum lot size they said they would provide in order to meet the 2.5 minimum acre goal. The portion of the County's applicable policy and the applicant's response is shown below:

[8900 Lakeside Custom Lot Subdivision Tentative Map  
SWTM Area Plan - Planning/Policy Analysis  
Page 4 of 22](#)

[SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:](#)

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. Low Density Suburban (LDS – One unit per 1 acre).

**h. High Density Rural (HDR – One unit per 2.5 acres).** (my highlighting)

Applicant's response: *"The proposed 8900 Lakeside Custom Lot Subdivision conforms to the HDR Designation, which is specifically allowed within the Lakeside/Holcomb SCMA."*

I have no problem with the HDR designation of one dwelling unit per 2.5 acres for this site, but that is NOT what the applicant shows on his proposal drawings! (They say they are conforming to the zoning mandate – and yet they are NOT doing so!) Please request the applicant to come back to the Commission with a plan that conforms to the Planning Policy / Analysis that has been approved by the Washoe County Planning Department. Otherwise, why do we even have a County Masterplan, if no one is going to be held to the standards that have been set!?

The applicant states on Page 6 (shown in blue below): *A total of 24 residential lots are allowed on the 72.80+/- acres providing 0.33 lots per acre. (Please note that 0.33 lots per acre = 1 lot per 3 acres, – not 2.5!) Article 408 of the Washoe County Development Code allows for a 0.4 lots per acre, thus the proposed density of the project conforms to the code allowances. (Even at this designation, 0.4 lots per acre allows 29 lots on 72.8 acres, at the rate of 1 residential lot for 2.5 acres – once again, that is not 2.01+/- acres!)*

It looks like the developer is trying to average the density across the board by having one huge (more unbuildable) lot cover the balance of lot size that 70% of the lots do not meet. Why can't they just produce a land plan that conforms to Policy???

**B. WATER USE:** The water use numbers that the applicant has provided do not correspond with the water use numbers that the Sept. 19, 2022 Hydrogeologic Assessment report is using. Because the following numbers are so far apart, I really think we all need to know which set of numbers, if either, is actually correct.

Under Tab A, Page 11, Sewer Service, the Project Narrative states that *"...the proposed gravity system, serving 24 single family homes at 270 gallons per day (gpd) with a peak factor of 3, will produce an average flow of 85,860 gallons per day (gpd) of domestic wastewater."*

This contradicts what is written on page 7 of the Hydrogeologic Assessment: *"Models were generated for two daily usage rates – 414 gpd and 1,800 gpd per household. The 414 gpd is considered more representative; however, 1,800 gpd has also been included to be conservative and present worst case scenario (high usage) model results."*

Taking the high daily use number from the Assessment report - if you multiply 1,800 gpd per household x 24 = 43,200 gpd of total domestic water use for 24 lots. This is less than half of what the Project Narrative states will be generated just for *waste water!* If these lots really do generate this much wastewater, then the Hydrogeologic Assessment report is *way off base and this project will be drawing over twice the amount of water from their wells!*

I desperately urge you to have the applicant tell us which report, projections or assessment is correct!? If they are wrong on the water use numbers, they could cause an entire community-wide draw-down on all the wells in the vicinity – making hundreds of millions of dollars of property worthless if approving this project results in there not being enough water for the people that are already living here!

**C. SEWER LINE:** If a municipal sewer line is run north up Lakeside Dr. for 3/4 of a mile, per the drawing on Sheet C2.3 of 12, then it is highly likely that a water line will be run at the same time, which would then make it mandatory for the property owners along Lakeside Drive will have to pay to collapse their own septic systems, re-landscape that land, connect to the sewer line, and then connect to the water service when it is available, and then disconnect from their private wells.

Many of the properties on the east side of Lakeside Dr. are lower than the street, thereby imposing the further undue burden of significant difficulty and expense, of having to provide a lift station to pump uphill to connect to the sewer line, not to mention the significant additional fees of then having to pay for municipal water services when we have previously purchased water and septic sewer rights when we bought our properties.

Once water and sewer lines are in the street, then this area would undoubtedly be required to be annexed into the City of Reno, which would then start charging additional taxes to these homeowners, and significant fees for water and sewer services, when now, we require nothing of the City and/or County for these services.

Per page 15 of the Project Narrative, item (f): Please tell me why we and our neighbors, the “82 existing HDR zoned properties that are currently on septic systems”, should have to pay to do all of these things, as noted above, just to accommodate 24 new lots being sold for the financial gain of someone else owning property down the street?

**D. OTHER INCONSISTENCIES:** There are many other inconsistencies in the proposal including very specific questions that are answered in very vague generalities, including:

1. Page 8, #k: what kind of fencing will be allowed on the property? The question is not answered but deflected to “fencing will be defined through project CC&R’s.” What will be in the CC&R’s – how do we know what that will be? They are not answering the question!
2. Page 7, #5: Acreage of Common Space? Applicant says it is “not proposed to be a Common Open Space Development Project”. Yet on Page 8, (l) when asked to identify who will be responsible for the maintenance of the common open space, the response is that “A HOA/LMA or other acceptable maintenance organization will be set up to maintain the common areas and common drainage facilities.”



Why do they contradict themselves by saying there will be no Open Space, then not answering specifically who is responsible for its maintenance.

3. Page 8 #7: When asked if the parcel is within the Truckee Meadows Service Area, the answer was: “Yes. While the property is mostly within the TMWA Service Territory, no existing water line is in reasonable proximity to the site. As such, water service will come (*sic*) be provided by wells until community water becomes reasonably accessible.” (my highlight)

This is a totally unacceptable response! This project, *IF* approved, should be sustainable on its own. The city should not have to bail them out because they did not provide properly for the residents when it was first planned! They can not fall back on *not* providing enough water. Please see items B. and C. above, for the inconsistencies regarding water planning!

4. Page 10, #20 (In the future, please make this report the same size typeface!)  
Paraphrasing: The question of “which disposal site the 3,400 CY (presumably of cut material, although it doesn’t say), will be sent to, and what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?” Was answered with “...much or all of the material can be used to soften grades associated with roadway grading...” The word “can” is completely unidentifiable, non-specific, and non-binding as an answer to a specific question.
5. Page 10, #21: Asks “Can the disturbed area be seen from off-site?” Answer: “Views of grading associated with the roadway development can best be seen from the eastern side of the site, views from the west are very limited due to the slope downward (to the east).” What about the views from the North and South? More people will see this project from the north as you look or drive down Lakeside Drive than will ever see it from the east or west due to the way the land rises from the east. Was this just another way of not answering the question?
6. Page 10, #22: Asks: “What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until revegetation is established?” Answer: “Maximum cut/fill slope through primary site will be 3:1 and those areas will be revegetated. 2:1 slopes are proposed in the area of the emergency-only access road.” Are they not going to “revegetate” the 2:1 slopes as well? They are far more likely to erode than the 3:1 slopes! Are they planning to install irrigation to establish this revegetation?

7. Page 11, #25: Removal of trees: If so, what species, how many and of what size?  
Answer: "A limited number of trees will be impacted." Again, they did not answer the question! What species? How many? And of What size???

As you can see, the applicant has had plenty of time to get their application together, but has failed to do so! There are way too many inconsistencies, unanswered questions, and dubious assessments and answers.

The lot size is a huge stumbling block! The fact that they intend to have huge estate-style houses huddled close to the whole eastern half of the site, with 70% of them built on a piece of property that is only 80% of the size the Master Plan requires, will make the development look very congested and out of place in this part of Reno. The fact that they will sit on an upslope will make them even more visible to the entire community. Not to mention the years of grading trucks, construction, big equipment, dust, noise, and construction traffic the entire area will have to endure – for years. Please make them get their proposal right!

This requires you, our County Commissioners to make sure this applicant provides the answers to the questions they are being asked, which do indeed need to conform to the requirements mandated by the Master Plan. If the applicant can't answer basic questions, provide a land plan that very clearly shows mandated minimum lot size requirements, and be consistent in its analysis of water consumption, then how do we know if any of their answers are correct?

Please VOTE NO and do not approve this project as it is presently submitted! Thank you.

Sincerely,

Marianne Merriam  
8600 Lakeside Drive  
Reno, NV 89511

**Lakeside Community Opposition to  
WTM21-013 8900 Lakeside Subdivision**

**Presentation to Washoe County Planning Commission  
Hearing date October 4, 2022**

Dear Honorable Members of the Washoe County Planning Commission:

We are a group of neighbors who live immediately adjacent to and in the area surrounding the proposed 8900 Lakeside Subdivision.

We are concerned that 24 new lots with at least 24 new domestic wells will have a significant detrimental effect on the surrounding area's existing domestic wells. Removing 50 acres of pasture from the annual irrigation will have even further injurious effect on the ability of neighbors to sustain the value of their properties. Water is by far our greatest issue with this project.

**Source of Domestic Water**

How can the planner recommend approval of this project when important Southwest Truckee Meadows Plan Goals are unanswered in the application?

**Application Tab C: Southwest Truckee Meadows Area Plan Goal 15, Goal 16 and Goal 17 the developer answered "Not Applicable. The project will not use domestic wells. The project will be served by a TMWA System."** Those statements are not true.

**Goal 15 reads in part "Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area. Pumping impacts to existing domestic wells shall be minimized."**

**This Commission should approve WTM21-0013 only with the following conditions. Otherwise the 8900 Lakeside project would be detrimental to the health and safety of the community and injurious to adjacent properties.**

**1. Domestic Well Conditions:** All domestic wells will have meters and the CC&R's for the HOA will limit consumption to 1,800 gallons per day. These conditions are necessary since the developer's Broadbent engineering report rests on a critical assumption: that only 1,800 gallons is pumped per well per day. That assumption is highly questionable because the developer believes houses built here will be 6,000 to 10,000 square feet and have 2 acres of landscaping.

Water quantity and quality is marginal in this neighborhood. When the agricultural well located at 8970 Lakeside Dr. is pumping it impacts the well flow at 8801 Lakeside Dr. Are these aquifers truly "homogenous and isotropic, confined and [having] an apparent infinite extent" as is claimed in the Broadbent report? Without limits on water consumption how can this Commission make the required findings? Who would be responsible for that huge liability?

### **2. Steamboat Ditch Irrigation Water Conditions:**

**Southwest Goal 17: “Watershed protection and groundwater recharge will be prime considerations towards future development activities.”** Flood irrigation has been used for decades on over 50 acres of pasture on this parcel. The loss of almost 200 acre feet of irrigation water would have a significantly detrimental effect on re-charging the water table and on the adjacent parcels that use the runoff to help irrigate and recharge their pastures.

Therefore, the developer will deed the 184.5 acre feet of Steamboat Ditch irrigation water to the 8900 Lakeside HOA with dedicated use only on the development. The developer will install a retention and delivery system for that water to be used to irrigate common areas and the private landscaping adjacent to the roads on the 24 lots.

### **3. Public Safety - A Traffic Study and Turn Lanes – See Attachment 1:**

There are 8 parcels adjacent to the south of this property that are in the process of being developed. Those 8 parcels’ sole access to Lakeside Dr. is via Lombardi (renamed Brady Ranch). APNs are 041-190-06, 041-190-08 through -10, and 041-190-17 through -20. 32, not just 24, new households will access the curve of Lakeside Dr. and Holcomb Ranch Lane. The developer completely ignores the impact of those parcels. This Commission should require a traffic study since 30 or more new households are involved here. Left and Right-hand turn lanes should be required for public safety on this increasingly busy corner where private driveways intersect county and state roads.

This curve is also a school bus stop for Lenz Elementary, Marce Herz Middle and Galena High schools. Please don’t risk the safety of these children.

### **4. Steamboat Canal Irrigation Laterals – See Attachment 2:**

Irrigation laterals run on the south and eastern boundaries of the property and currently serve 6 parcels. This Commission should ensure that the developer and the recorded CC&R’s of the 8900 Lakeside HOA provide for those easements with continued maintenance of and access to them.

### **5. Drainage and Storm Water – Detention Pond?**

There is an area on the map labeled “Detention Pond”. Is the developer proposing a pond? What is the source of that water? There is no “pond” on this property. At least 2 detention basins to hold storm water should be required. They would be dry except at times of storms.

This site is basically a hill that drains to the east and north. Major flooding often occurs on the adjacent properties and at the corner of Lakeside Dr. and Lombardi Lane. There is an undersized pipe running under Lakeside Dr. that serves as an irrigation water lateral as can be seen on **Attachment 2**. Sufficient flood water discharge infrastructure needs to be installed by the developer to handle flood water from the 6 acres of impervious road surfaces.

The systems must also be designed to ensure that normal runoff is not impeded by any “ponds” on the parcel. Adjacent lands depend on that water for irrigation and ground water re-charge.

#### **6. Excessive Landscaping – Almost 200 Trees**

The Application indicates almost 200 trees planted along the roads. We understand even more roadway will be constructed to link with BellHaven Road. This Commission should prohibit landscaping of that nature. The roadways can be lined with native, drought tolerant plants, not trees. The CC&R’s of the ultimate HOA should be required to limit the square footage of lawns and irrigated landscape.

#### **7. Minimum Lot Size HDR**

The minimum lot size required is 2.5 acres in the HDR section of this property. On page 8 of Tab C to the application the developer states “The proposed lot sizes are 2.5 acres, at a minimum”. However, we counted 17 lots - **77% of the lots in that section that are less than 2.5 acres**. Most of those 17 lots are barely 2 acres. How can this Commission approve that density knowing it would have an injurious effect on the value of the neighbors’ adjacent parcels that are at least 2.5 acres?

For all of the reasons stated in this letter, the neighboring property owners respectfully request that the Planning Commission deny WTM21-013 as presented because it would be injurious to the adjacent properties and indeed have a significant detrimental impact on the health and safety of the whole surrounding area. Meaningful conditions similar to those described here should be required to be incorporated in this development. A list of 40 Lakeside Community neighbors who support this opposition and own 55 parcels in Planning Division District #2 is attached.

Lakeside Community

**We, the following neighbors,  
Support the Attached Presentation  
in Opposition to WTM21-013**

Michael and Staci Alonso  
3805 Frost Lane  
Reno, NV 89511  
APN 041-090-11

Kevin Berry  
3701 Fairview Rd.  
and 3655 Fairview Rd.  
Reno, NV 89511  
APNs 040-691-12 and 040-691-11

Carol Bond  
7240 Lakeside Dr.  
Reno, NV 89511  
APN 040-573-03

Dan Bowen and Gloria Petroni  
2327 Diamond J Place  
Reno, NV 89511  
APN 040-720-19

Gordon and Suzanne Depaoli  
3925 Fairview Rd.  
Reno, NV 89511  
APN 040-691-04

Pete and Sue Digrazia  
3505 LaMay Lane  
Reno, NV 89511  
APN 040-692-04

Thomas Dolan  
100 & 200 Rillough Road  
Reno, NV 89511  
APNs 230-070-07 and 230-070-08  
2400 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-060-07

Patrick and Mary Douglass  
3820 Lone Tree Lane  
Reno, NV 89511  
APN 041-130-41

Kurt and Hazel Fehling  
2324 Diamond J Place  
Reno, NV 89511  
APN 230-032-05

Nancy Flanigan  
2750 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-070-17

Flying Diamond Ranch LLC  
Jill Brandin  
8790 Lakeside Dr.  
Reno, NV 89511  
APNs 040-650-44, 040-650-46, 040-650-47, 040-650-48, and 040-650-49

Amy Furchner  
3601 Fairview Rd.  
Reno, NV 89511  
APN 040-670-04

Bill Glass Family Trust  
9300 Timothy Dr.  
Reno, NV 89511  
APN 040-660-03

Tom Ghidossi  
1515 Holcomb Ranch Lane  
Reno, NV 89511  
APNs 043-062-12, 043-062 -13, 043-062-14, and 043-062-15

Ryan Greenhalgh  
2600 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-060-10

George and Mary Hemminger  
9700 Timothy Dr.  
Reno, NV 89511  
APN 040-660-01

Chris and Juliane Hsu  
3600 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-670-13

Calvin Iida  
8690 Lakeside Dr.  
Reno, NV 89511  
APN 040-650-27

Steve and Dona Kirby  
2335 Diamond J Place  
APN 230-031-10  
Reno, NV 89511  
and 2347 Diamond J Place  
APN 230-031-11  
Reno, NV 89511

Pete and Cindy Lazetich  
9100 Timothy Dr.  
APN 040-640-09  
Reno, NV 89511  
and 0 Lombardi Lane  
Reno, NV 89511  
APN 041-190-08

Daniel David Loose  
2220 Holcomb Ranch Lane  
Reno, NV 89511  
APN 230-080-03

Rich Lorson  
2315 Diamond J Place  
Reno, NV 89511  
APN 230-031-02

Tony Maida, Keyhole Trust  
3535 Fairview Rd.  
Reno, NV 89511  
APN 040-670-09

Steve and Greta Mestre  
3801 Fairview Rd.  
Reno, NV 89511  
APN 040-691-02



Morze Family Trust  
4025 Fairview Rd.  
Reno, NV 89511  
APN 040-691-05

Sonny Newman Family Trust  
9400 Timothy Dr.  
Reno, NV 89511  
APN 040-660-05

J.P. and Bob Puette  
8741 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-53

Art O'Connor  
1100 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-270-12

Gary Owens  
8895 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-57

Ron Palmer  
9675 Timothy Dr.  
Reno, NV 89511  
APN 040-650-17  
And 0 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-650-24

Harry and Stella Pappas  
8770 Lakeside Dr.  
Reno, NV 89511  
APN 040-650-28

Durian Pingree  
2400 Diamond J Place  
Reno, NV 89511  
APN 230-032-02

Sheldon Schenk  
7240 Lakeside Dr.  
Reno, NV 89511  
APN 040-573-03

Bart Scott  
3945 LaMay Circle  
Reno, NV 89511  
APN 040-491-41

Sandy Scott  
1175 Holcomb Ranch Lane  
Reno, NV 89511  
APN 043-061-05  
And 3810 and 3820 LaMay Circle  
Reno, NV 89511  
APNs 040-491-06 and 040-491-07

Mark Sehnert  
2371 Diamond J Place  
Reno, NV 89511  
APN 230-031-03

Rhonda Shafer  
8777 Panorama Dr.  
Reno, NV 89511  
APN 040-401-16

Jo and Bill Vanderbeek  
8771 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-54

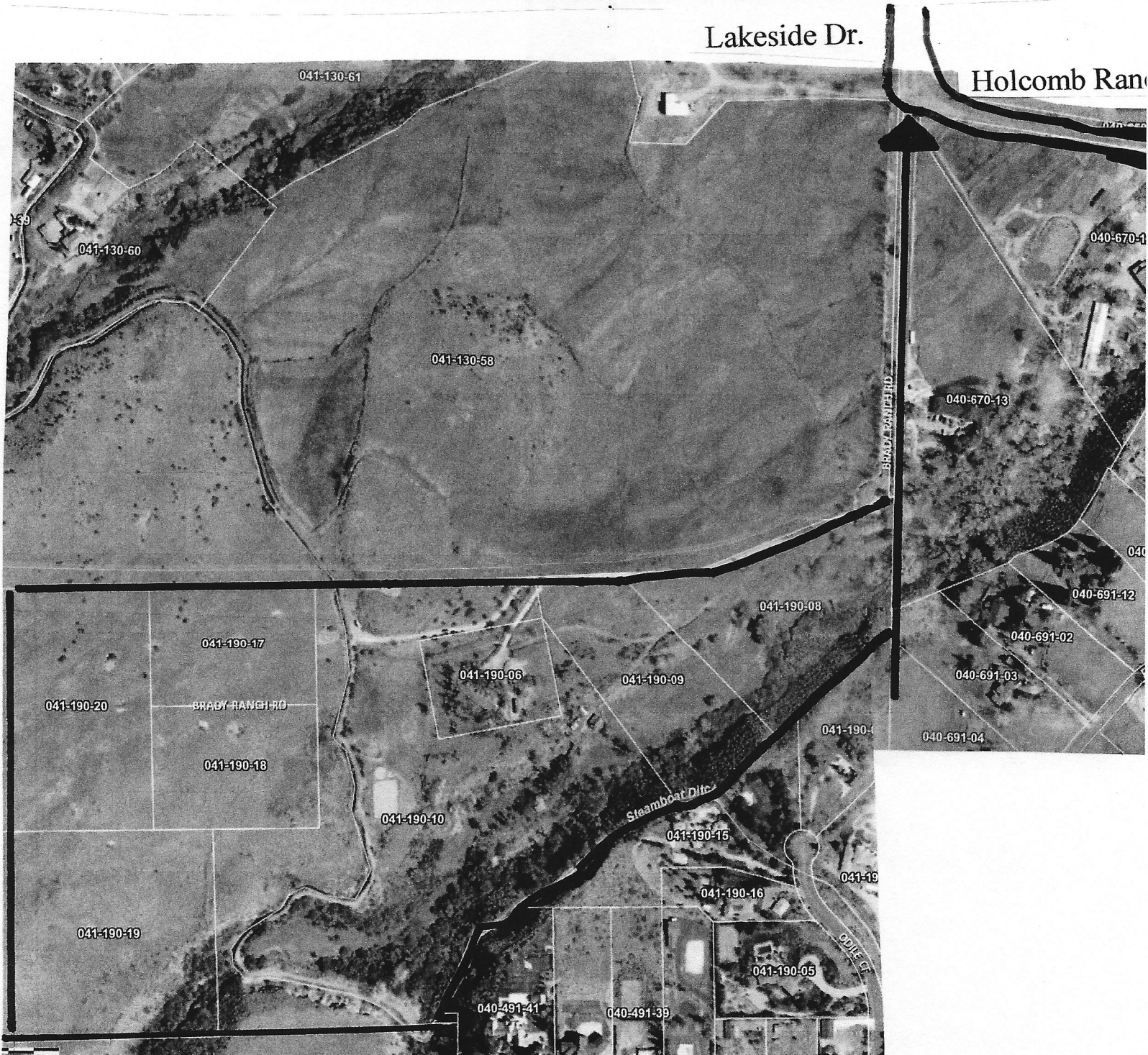
Lysle and Suzi Winchester  
3155 Holcomb Ranch Lane  
Reno, NV 89511  
APN 040-650-25

Joanne Zuppan  
8801 Lakeside Dr.  
Reno, NV 89511  
APN 041-130-43

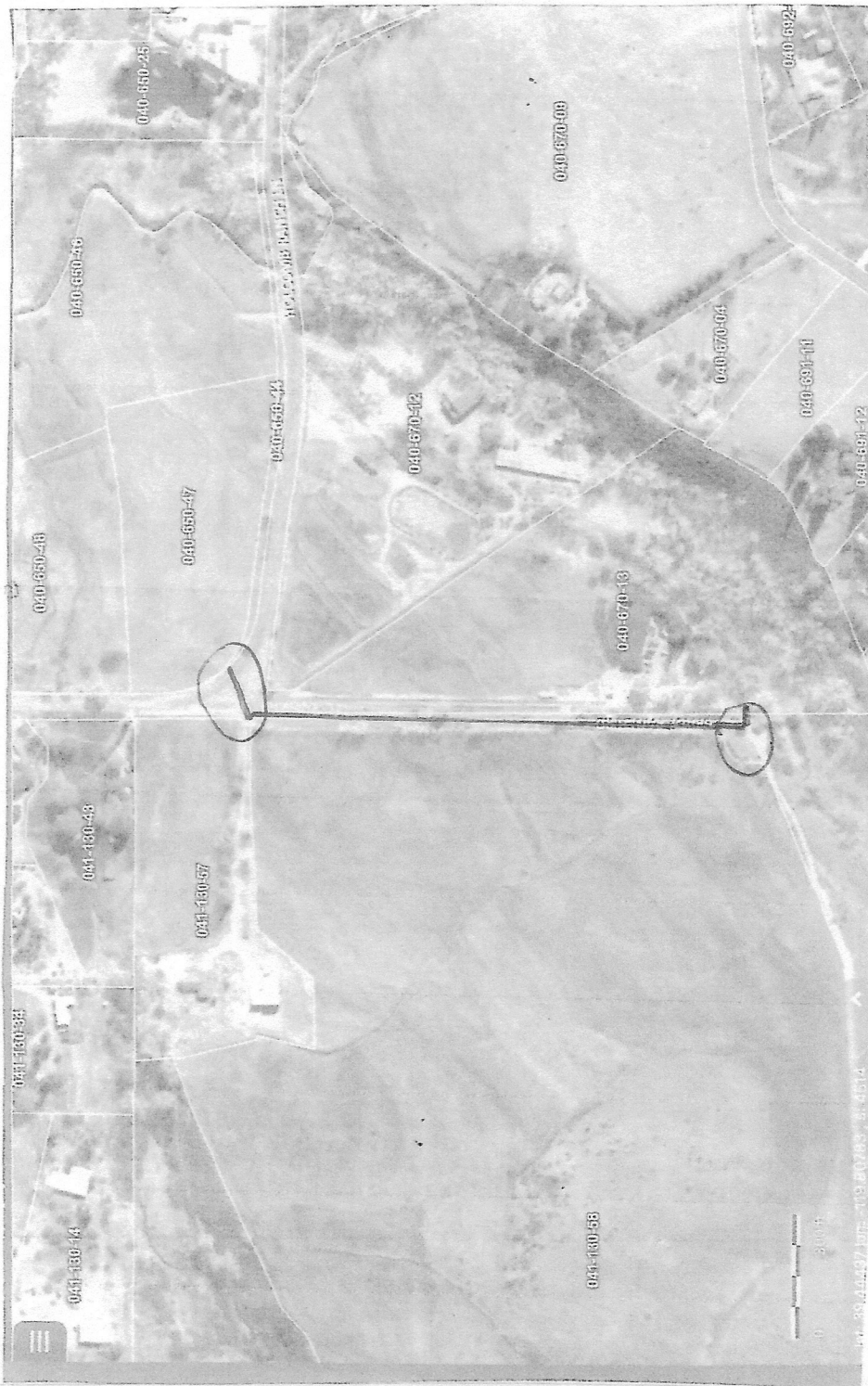
**Attachment 1**

**8 Existing Parcels + 24 Proposed Parcel = 32 Parcels**

**All Access at the Lakeside Dr./Holcomb Ranch Lane Curve**



Attachment 2



**From:** [Planning Counter](#)  
**To:** [Olander, Julee](#)  
**Subject:** FW: 8900 Lakeside dr. development. Wtm21-013  
**Date:** Tuesday, November 1, 2022 9:43:04 AM

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Hello Julee,  
Here is another one.

Roger Pelham, MPA  
Senior Planner, Planning & Building Division | Community Services Department  
[rpelham@washoecounty.gov](mailto:rpelham@washoecounty.gov) | Direct Line: 775.328.3622  
My working hours are generally Monday-Friday 7:00am to 3:30pm  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

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

-----Original Message-----

From: Eliza Schreckenberger <[eecm@comcast.net](mailto:eecm@comcast.net)>  
Sent: Tuesday, November 1, 2022 9:41 AM  
To: Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
Subject: 8900 Lakeside dr. development. Wtm21-013

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

Dear planning department,

The purpose of this email is to voice my strong concern and disagreement in the possible development Of 24 homes on 8900 Lakeside Dr.

This area is already overused by vehicles who speed through neighborhood as a cut through to other areas of the city. The heavy traffic and equipment that these homes would need to be built and serviced would be excessive and damage a road that is not well maintained already. It would make Lakeside a dangerous road for all. The only access road for equipment should be Huffaker which has poor visibility when merging onto Lakeside and is also poorly maintained.

The other issue is the need of water and sewer that is not available to develop these homes.

Where is the water coming from? How is sewage to be taken care of, more septic tanks?

The equestrian center "pair of aces" application for a barn was turned down for the excessive traffic it would burden neighborhood with. How does a housing Complex of so many homes not burden neighborhood more so???

Please do not allow this rampant over development to continue and ruin one of the last rural areas of south west Reno.

For once listen to the neighborhood concerns and represent the people who would be most adversely affected by this decision. I implore the commission to hear these valid concerns and say no more.

Respectfully,  
Eliza schreckenberger

Sent from my iPhone

Marianne Merriam  
8600 Lakeside Drive  
Reno, NV 89511

RE: WTM21-013 & WSUP22-0010 (Lakeside  
Custom Lot Subdivision)

November 1, 2022

Dear Washoe County Planning Commissioners,

I am a very near neighbor to the project referenced above and live at 8600 Lakeside Drive. I am writing to urge you, the Washoe County Planning Commission to VOTE NO on the present configuration of this proposal. After reviewing the proposal package yet again, I find I have several fundamental issues I would like the applicant to address. They are as follows (note that direct copies of the applicant's proposal and Washoe County Planning documents are in [blue type face](#) below):

- A. [LOT SIZE: Under Tab C, Goal Two, Item SW.2.10 of the SWTM Area Plan – Planning/Policy Analysis states that “The proposed lot sizes are 2.5 acres, at a minimum...”](#). I realize that there are two ways of defining density – one is “gross density” and the other is “net density”. This project is obviously designed based on gross density where it takes some of the 6 acres of the roadway and puts it into the actual net density size of the lot to arrive at a 2.5-acre minimum lot size. However, nowhere in the Planning Documents does it define Washoe County policy as requiring gross or net density for the calculations. The Planning Commission therefore would have to make the project adhere to the most restrictive of the two, which would be for the applicant to design the project with 2.5 acre lot minimums, within the definition of “net density” not “gross density”. As we know from previous letters I have submitted, that 70% of the lots do not meet the criteria established by the Master Planning Documents for net density minimums.
- B. The project does NOT meet all ten findings in accordance with Washoe County Code Section 110.608.25, nor all five findings in accordance with Washoe County Code Section 110.810.30, as noted below. If the project met these criteria then they would not need to say at the very beginning of the Staff Report that the non-conforming items are:
  1. [the proposal exceeds the major grading threshold and will result in ±8.31 acres of disturbance including ±20,004 CY of cut material and ±16,583 CY of fill material; a](#)
  2. [roadway that traverses a slope of 30% or greater;](#)
  3. [construction of earthen structures greater than 4-½ feet high; and grading in the Critical Stream Zone, which is subject to all requirements of Article 418,](#)
  4. [Significant Hydrologic Resources. The applicant is also requesting a variance of the development code standards found in WCC 110.438.45\(c\), that finish grading shall not vary from the natural slope by more than ten \(10\) feet in elevation, in order to construct earthen structures and a driveway.](#)

So clearly, this project DOES NOT MEET the findings necessary for approval!

In more detail, these are 4 of the ten findings that are not met, and include:

(a) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;

It is NOT consistent with the Master Plan nor Specific Plan or it wouldn't have so many non-conforming items that the applicant needs to ask for variances for.

(b) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;

(c) **Type of Development.** That the site is physically suited for the type of development proposed;

If the site were suited for the development as proposed, it would not need 40' high and 60' high slopes to make the project work. That is a massive grading operation that will be an eye sore for the community!

(d) **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System, particularly **Section 110.702.40 Adequate Public Facilities Determination Process says:** The adequate public

facilities determination shall be made by comparing the available capacity of the facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined standards and subtracting any capacity committed through projects that are vested for an adequate public facilities determination pursuant to Section 110.702.20, exempt projects pursuant to Section 110.702.25, and projects having a previously issued Certificate of Adequate Public Facilities.

The projected amount of water is, at a minimum, 3.5 times the amount of water that is being allocated to these lots. See Item F, below.

The project does NOT meet all of the ten findings above, nor all five findings in accordance with Washoe County Code Section 110.810.30, below. Of the five, the ones clearly not met are as follows:

**Section 110.810.30 Findings.** Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

(a) **Consistency.** The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Again, it is NOT consistent with the Master Plan nor Specific Plan or it wouldn't have so many non-conforming items that the applicant is asking for variances for.

(b) **Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided...

The projected amount of water is, at a minimum, 3.5 times the amount of water that is being allocated to these lots. See Item F, below.

(c) **Site Suitability.** The site is physically suitable for the type of development and for the intensity of development;

Again, if the site were suited for the development as proposed, it would not need 40' high and 60' high slopes to make the project work. That is a massive grading operation that will be an eye sore for the community!

(d) **Issuance Not Detrimental.** Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or

improvements of adjacent properties; or detrimental to the character of the surrounding area; and

By allowing this project to be built in the presently proposed configuration, this project *would be injurious to the adjacent properties'* water use and present capacity as it would require 3.5 times the amount of water presently allocated. See Item F, below.

C. Is the Applicant required to put a 100-year flow-sized culvert under the entry to the project at Lakeside Drive to alleviate past flooding at this location? Will they be required to fix the flooding north of the project around Holiday Lane and Lakeside Dr. when they tear up the road to put in their sewer line? This is required per the following request, yet I have not seen any response that they are providing this.

**Washoe County Engineering and Capital Projects – Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421**

3. p. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow.

D. If this project had larger lots they would not need to rip up  $\frac{3}{4}$  of a mile of Lakeside Drive to put the sewer line connection in and would be allowed to be on Septic systems that would recharge the groundwater, per:

Contact Name – David Kelly

Future well installation is proposed as part of this map. Permits for well installation will be required from EHS

The current proposal is for lots to be served by municipal sewer. Any change to utilize septic will require different lot sizes and new review.

If you have any questions or would like clarification regarding the foregoing, please contact Dave

Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

E. Has the project shown that they will provide pedestrian links per the Parks Dept. Request? If so, it does not show up on their proposed plan. Make them meet the Parks Dept. requests!

**TO: Julee Olander, Planner**

**FROM: Sophia Kirschenman, Park Planner**

**DATE: December 29, 2021**

**SUBJECT: Tentative Subdivision Map Case Number WTM21-013  
(Lakeside Custom Lot Subdivision)**

I have reviewed WTM21-013 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

4. Given the close proximity to the Ballardini Trailhead, it is recommended that the applicant consider providing private pedestrian trail access through the subdivision (between Lots 9 and 10, and then along the southern edge of Lot 9 to Bellhaven Road), so that future subdivision residents will be able to easily access the trail system.

F. The allocation of 2 Acre-feet (AF) of water per lot will not be enough to satisfy these future homeowners! All 24 lots need to be restricted to  $\frac{1}{4}$  acre of lawn/landscaping, per Steve Snell, NV Div. of Water Resources (for comparison purposes, if square, that would be 93' x 93'). The



following correspondence shows how much 2 AF of water will cover (2 AF per lot = 48 AF for the project.)

For example: 2 acre-feet of water is enough to water  $\frac{1}{4}$  acre of lawn (per Steve Shell of the NV Div. of Water Resources as written below) = 10,890sf. If *the smallest lots* have 20,000 sf house footprint, driveway, patios, etc., that leaves 56,230 sf of land not landscaped, not watered OR more likely, watered with another 5.16 ADDITIONAL acre feet of water needed for them to landscape their lots!!! Imagine what the others with larger lots will do! Anyone who builds a 7k to 10k square foot, million-dollar house will feel entitled to landscape and irrigate their entire lot, not just  $\frac{1}{4}$  acre.

Just try to tell these future homeowners that they can't landscape the remaining 56,230 sf or 1-1/3 ACRES of their lot and they're going to just keep on pumping! Until it's all G O N E ! And that's just for the smallest lots that are presently shown at 2.01 acres.

So instead of 2 AF per lot = not counting the common entry area lot, at 2 AF/lot x 24 lots = 48 AF. But when they irrigate the remainder of their lot, it would be, even if we round it down to 7 AF used per lot x 24 lots is 168 Acre Feet, NOT 48!!! – That's an error of using 3.5 times the amount of water that is in the proposed project calculations!!!

From the submitted Planning Documents:

**From:** Steve Shell <sshell@water.nv.gov>

**Sent:** Wednesday, October 5, 2022 10:28 AM

**To:** Olander, Julee <JOlander@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>

**Subject:** RE: WTM21-013- comments/conditions due by 10/16

Only that pursuant to NRS 534.350 a commitment (or relinquishment) of 2 acre-feet annually, at minimum, per lot will be required from an established underground permit.

I would state further that 2 AFA is 651,702 gallons of water and is generally considered enough for a family of four with a small ( $\frac{1}{4}$  acre) lawn.

Steve ShellF.

Nevada Division of Water Resources

775-684-2836

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:*

5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This subdivision map will create 24 newly created parcels which will require the relinquishment of 48.00 acre-feet of ground water rights.

G. Exhibit C page 56 shows the map of “Approved Un-Built Map” of lots approved but not yet built. According to this, **there are another 718 homes to come on line** (not including those already built in these developments) south of this project.

H. There **NEEDS to be a left hand turn lane** when coming from the east on Holcomb Ranch Lane!!! This entry is right on a curve where many accidents already occur. If there is no left turn lane built, a lot of people are going to get rear-ended and injured because oncoming car drivers aren't looking around the corner! There are already many, many accidents at this location without dozens of more cars turning left into the project every day.

I. Per Sheet C3.0 of 12 shows that we would be looking **at two giant cut slopes at the top of the project - one that is 60' high and another that is almost 40' high, combined with 2 concrete box culverts that are 10' tall x 20 wide. Lovely to look at!**

When is enough, enough? How big of a water crisis do you, the Planning Commissioners, want to be the cause of, by continually approving every housing proposal that comes across your desk? It seems that if projects come before enough commissions enough times, they eventually get approved, if only because the neighborhood and concerned citizens, in general, become so inured and beaten down by trying to keep pace and track of all development proposals that the County and Planning Commissioners eventually just approve all of them!

Please ask the applicant to go back to the drawing board and redraw the lot lines and grading plan so variances are not required. This would then mean they are able to meet the development approval criteria. The plan needs to be redrawn to accommodate the following:

- 2.5 acre minimum net density lot sizes,
- add a left-hand turn lane,
- reconfigure the slopes to eliminate a 40' high and 60' ht. manufactured slope at the top,
- build fewer lots to minimize water consumption,
- work with the Health District to be able to have septic systems to recharge the groundwater, which would
- eliminate tearing up  $\frac{3}{4}$  of a mile of Lakeside Drive to put in a sewer connection,
- comply with the Parks Dept. request for a trail,
- get a realistic water use allocation per lot,
- install a 100-year flow-sized culvert under the entry to the project at Lakeside Drive to alleviate past flooding at this location,
- and be in compliance with ALL ten and five findings required for project approval, as noted in item B, above.

If the developer builds fewer lots, he will ask for a higher price for each. This is not affordable housing to begin with, so he will make his money, just over fewer lots.

I hope you will take my proposals seriously. Water is the bottom line in the west. You don't want to be the ones to cause a collapse of life as we know it, not unlike towns in California that are now literally running out of water! We are not CA and do not want to follow in their footsteps!

Thank you for considering my response to the project as it is presently proposed. I am not against all development, I just believe that standards are put in place to be adhered to, and to protect the public from poorly conceived projects.

Sincerely,

Marianne Merriam