

**From:** [Jill Brandin](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Subject:** Opposed to WSUP23-0035  
**Date:** Monday, January 1, 2024 11:44:19 AM  
**Attachments:** [Faulty Conclusions.pdf](#)

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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 Members of the Board of Adjustment:

My husband and I have owned the Flying Diamond Ranch properties at 8790 Lakeside Dr. for more than 18 years.

The developer listened to the neighbor concerns last year.

Subdividing this 72 acre parcel at 8900 Lakeside complied with the HDR residential zoning.

We disagreed about the safety risks associated with traffic from 32 parcels with access only on the dangerous Lakeside curve

(these 24 parcels plus the 8 parcels previously approved to the south) but we understood the county's approval with appropriate conditions for the subdivision.

**However, there was absolutely no mention of turning this site into an industrial rock crushing disaster.**

This is a beautiful residential neighborhood, not a remote industrial site.

We are opposed to the rock crushing plant described in WSUP23-0035 and the associated rock screening process that is not described.

We understand that process will create even more noise and dust that is not addressed by the applicant or the planner.

1. The planner's description of the neighborhood meeting is not correct.

It was held on October 24, 2023 at the South Valleys Library.

The developer did not follow the county's best practices of submitting the comment cards from the meeting.

The developer and the planner do not disclose that **every neighbor in attendance was and still is opposed to this proposal.**

2. **The site is not suitable for an industrial rock crushing plant.** This site and all the surrounding properties are zoned residential.

The planning commission approved the application for 24 single family homes.

There was NO FINDING THAT THIS SITE WAS SUITABLE for a noise filled, dusty, industrial site.

Go to the Rhyolite or Reno Rock facilities and see what rock crushing and screening really looks and sounds like.

How would you like that in your residential neighborhood?

3. **Issuance of the permit would be SIGNIFICANTLY detrimental to the public health, safety and welfare and injurious to the property and improvements of the adjacent properties.**

There is no way that the amount of dust and noise pollution can be mitigated sufficiently.

**The proposed noise barrier is open toward the north area where houses are most densely situated - creating a funnel for noise and dust toward those houses.**

4. The Behrens noise control assumptions are inconsistent with the actual use.

**Therefore the conclusion that decidable levels will not exceed county requirements which preserve the public health and safety is false.**

“Changes or additions to any equipment may result in measured operational noise levels that are inconsistent with the modeling results” as stated on page 5 of the report.

**A. The report assumes activity during only 7 hours! Operations from 8 AM until 3 PM.**

The condition by the planner has operations for 12 hours - 7 AM to 7 PM in the SUP.

Therefore the planner cannot conclude that the noise will meet the required HEALTH AND SAFETY STANDARDS required for approval.

**B. The report assumes there is no noise from any equipment other than the rock crusher.**

That is clearly not reality.

There will be very loud, immense earth moving, excavating, loading and trucking equipment working on this site in addition to the rock crushing and screening as shown on page 6 of the application.

**At the same time the rock still needs to be loaded, transported, unloaded, then re-loaded once crushed and transported on the site for use.**

**There is no way the decibel level of this combined activity will meet health and safety levels.**

5. Much of the native rock on site is sized and of a type suitable for rip-rip as is. No need to crush it.

6. Larger boulders can easily be used on site to enhance the landscape features.

There is plenty of room on the 72 acres to accommodate storage of such boulders and rip-rap.

7. The machine is aptly described - **it will turn our neighborhood into a VIBRATING GRIZZLY.**

Such industrial practices are **injurious to all the adjacent properties.**

8. Expected proceeds from selling the lots **prior** to any houses being built are \$24 to \$36 million.

Rock crushing and screening on site poses an unwarranted health risk to the neighborhood.

PLEASE DENY THIS INACCURATE AND MISLEADING WSUP23-0035.

Jill Brandin

775-846-3273

**From:** [mhemmi5463@aol.com](mailto:mhemmi5463@aol.com)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [Olander, Julee](#)  
**Subject:** SUP23-0035  
**Date:** Tuesday, January 2, 2024 1:58:03 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 Members:

I am writing to ask you to deny the inaccurate and misleading WSUP23-0035 at 8900 Lakeside Drive.

I am a neighbor living at 9700 Timothy Drive. My concern is not with the county for approving the subdivision of the 72 acre parcel since we all understand the need for private residences in our expanding community, but with the SUP asking for a rock crushing plant on this property.

Who can sensibly assume that a rock crushing plant in a RESIDENTIAL zoned area would not be disruptive to the local homeowners rights to their quiet enjoyment of their homes?

Are we all being forced to form Home Owners Associations in order to maintain some control over our immediate neighborhoods? It's my assumption that the newly formed subdivision of 24 homes will themselves form an HOA to insure these same noise abatement restrictions apply to them in the future. Are our county zoning laws not sufficient to protect the rest of us who have bought in this neighborhood years ago?

Please deny WSUP23-0035 and require that this rock crushing plant and screening be located outside of our residential area.

Thank you,  
Mary Hemminger  
9700 Timothy Drive

**From:** [Rich Lorson](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Cc:** [Jill Brandin](#)  
**Subject:** Opposed to WSUP23-0035 (Final copy)  
**Date:** Tuesday, January 2, 2024 4:26:27 PM

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I apologize for sending this twice, as the version of this sent 15 minutes ago was missing the final planned paragraph.

>

> Dear Board of Adjustment

>

> I have lived just off of Holcomb Ranch Lane for 20 years and in Washoe County for 38 years. I would like to state my opposition to the above Special Use Permit Application that would allow an industrial-scale rock crushing operation in my residential neighborhood. This has been presented as a benefit to the community by reducing truck hauling on busy Holcomb Ranch Lane, and it would do that, but it will be to the detriment of the area's residents. This is certainly being proposed by the developer to save him money and likely has nothing to do with traffic reduction.

>

> I'm going to focus my comments on the Board of Adjustment Staff Report, which recommends approval of the SUP but with 4 "Conditions". These 4 Conditions are just window dressing and primarily confirm the Applicant's will follow Washoe County engineering guidelines and restrictions, required for all developments, and do not attempt to limit the negative effects of an industrial rock crusher in a residentially zoned neighborhood. There is also referral to information in the Appendix A Conditions that I cannot find, and I give the specifics below. Here is the problem with these Conditions in regard to this SUP request:

>

> CONDITION 1- Of course the applicant must submit to the county and then follow their building permits and construction plans. It's nice to mention possible historical discoveries, but these items are guidelines for any permitted project by Washoe County and ignore the main issue of a rock-crushing operation. The Planner then grants in this Condition to the Applicant 12 hours a day of crushing operation, when "only" nine hours were requested. Also, the Applicant states in the Staff Report on page 6 that the rock-crushing machine would be "running no more than 180 days", yet the next sentence states "...conditions of approval (Appendix A) that limits running the machinery more than 365 days". This appears to give them a full year of operation in the text, but after reading Appendix A three times, I cannot find it. This 185 day discrepancy is a major error.

>

> CONDITION 2- This Condition is almost entirely about following Washoe County Engineering Division requirements and has nothing about a rock crusher except for one sentence, which states that "materials processed onsite shall not be exported...". This is certainly a valid limitation specific to this Application, and it is the only real applicable Condition in all of Exhibit A.

>

> CONDITION 3- This Condition is a requirement of the Truckee Meadows Fire Protection District, so again, just following County regulations that have nothing to do with a rock crushing facility. Hopefully the Applicant will take fire safely seriously, as the vegetation on this property is almost entirely cheat grass and a huge fire hazard from machinery sparks.

>

> CONDITION 4- This Condition is entirely about Washoe County water use and has nothing to do with a rock crushing facility.

>

> FINAL COMMENT

This is a residential neighbor not suited to a rock-crushing operation that could be in operation for a FULL YEAR. The crushing machine itself is 53 feet long and can crush rocks (according to the specs) up to 21", or almost two feet in diameter. This

is not a small machine and is inappropriate for the neighborhood.

Thank you,

Richard Lorson  
2315 Diamond J Pl  
89511

Phone (775) 560-3457

>

> Sent from my iPad.

**From:** [Durian Pingree](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Subject:** Opposed to WSUP23-0035  
**Date:** Tuesday, January 2, 2024 11:08:15 AM

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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 Members of the Board of Adjustment:

My wife and I are opposed to WSUP23-0035 for rock crushing and screening at 8900 Lakeside Dr.

This neighborhood is zoned residential.

The legal findings required for approving this SUP cannot be made.

The site is not suitable for the intensity of industrial rock crushing .

The noise and dust would be significantly detrimental to the health and safety of all the residential properties in the area.

It would be injurious to the adjacent properties.

The inaccuracies and misrepresentations concerning the neighborhood meeting, the amounts of noise and dust render this application and the staff report useless.

How could any reasonable person fail to understand the very real health and safety risks?

Visit any rock crushing and screening industrial site in the county to see what is being proposed in our residential neighborhood.

This SUP must be denied.

Durian Pingree  
2400 Diamond J Pl.  
Reno, NV. 89511

**From:** [Jo Vanderbeek](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Subject:** Opposed to WSUP23-0035  
**Date:** Tuesday, January 2, 2024 2:19:42 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 Members of the Board of Adjustment,

My husband and finished building our home at 8771 Lakeside Dr. just over 3 years ago, and are so happy to be in this nice, quiet rural area. Normal construction is to be expected, but not a loud, dusty and intrusive rock crushing plant.

The same developers tried to do this on their Foothill project and abandoned the idea. Apparently, they didn't have all of their ducks in a row. They still don't. There are too many issues and inconsistencies in their reporting. This should never have been conditionally approved.

The planner's staff report refers to the on-site material processing site as "temporary". "The applicant is committed to running the machinery for no more than 180 days. A condition has been included in the conditions of approval that limits running the machinery more than 365 days." In the neighborhood meeting with the developers, we were told that it would take 30-45 days of crushing that could stretch out over 3 months because they don't crush every day. Is it 3 months? 6 months? 12 months? We were assured that this equipment is rented and therefore, time is of the essence. We were even told that we could get a guarantee on that with consequences. (ref. Special Use Permit Application Supplemental Information – pg 25, #6)

Page 5 of 9 of the Staff Report says "The hours of operation will be 7AM - 4PM, these hours were the outcome of the neighborhood meeting". That didn't happen, as no one in the meeting from the neighborhood gave any approval of the project.

How many tons of rock were you planning to crush using the FT2650? It is rated at 400TPH. How many tons of rock can each truck hold? How will

the rocks be transported to the plant if it is onsite? This will impact the noise and dust.

Sound barriers, such as those on a freeway, don't really absorb sound so much as they defer it. The homes next to them don't get as much noise as those a block or two away. That is not going to help our neighborhood.

A bigger concern is the dust control. The report only references one piece of equipment and sprayers "that keep dust down". There is only one home between us and the proposed site. We have one million dollars in our landscaping. You can't guarantee that there won't be damage from all of the dust. Are you prepared to get an insurance policy to cover us and our neighbors' claims?

Every neighbor at the last meeting was against this rock crushing plant. It should be done at an industrial site.

Bill and Jo Vanderbeek



**From:** [Joanne Zuppan](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Subject:** Opposed to WSUP23-0035  
**Date:** Monday, January 1, 2024 4:49:55 PM

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For 33 years I have lived at 8801 Lakeside Drive, located only one homesite away from the proposed industrial rock crushing facility.

I attended the neighborhood information meeting that was held on October 24, 2023. **I opposed their proposal along with all the neighbors that were in attendance.** There are inconsistencies in the Behrens noise control report and I believe the issuance for such a permit would be detrimental to the public health and the adjacent properties.

This is a residential neighborhood and should not be considered as a location for an industrial site. Would you want to live next door to such a facility? The developer does not live here and he stands to profit millions from this project as myself and my neighbors are subjected to all the safety risks associated with the development.

Please deny this misleading application, WSUP23-0035.

Joanne Zuppan  
8801 Lakeside Drive  
775.232.4646

**Joanne Zuppan**  
**"Owner Operated with Pride since 1983"**

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<https://www.HomesAndLand.com>

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[www.HomesandLand.com](http://www.HomesandLand.com)

**WSUP23-0035**  
**PUBLIC COMMENT**

**From:** [Grants](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](#); [Leo Horishny](#); [Olander, Julee](#)  
**Cc:** [mike](#)  
**Subject:** Opposed to WSUP23-0035  
**Date:** Wednesday, January 3, 2024 4:53:43 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 Members of the Board of Adjustment:

My husband and I are property owners off Brady Ranch Rd (previously Lombardi Lane) and have been Reno residence for 23 years. We were disappointed to learn the county approved the 72 acre parcel at 8900 Lakeside for a subdivision, rezoning the land to 78% HDR to allow for the creation of 24 parcels even though there was overwhelming opposition from residents. Fewer larger parcels would have been more appropriate.

**Sadly we now learn that the developer of this subdivision wants to build an industrial rock crushing facility on the property. We can find no mention in the original plans or meetings that the developer would, once approved, come back for approval to create an industrial rock crushing facility on site.**

*For the record: Washoe County's approve of an HDR subdivision in this already dwindling and precious area of Reno that is best known for large ranch/custom home sites on mostly 4+ acre parcels was shocking. It goes against all modern/current beliefs that planners need to be mindful to preserve open lands not suitable high impact development, to reduce light and noise pollution and to improve our communities for better quality of life. This hidden rural gem within Reno will forever be negatively impacted by this development, as will the current and future residents of Reno and planners had the power to restrict the zoning and development to parcels no less than 4 acres in size (as was the restrictions placed on the 4 Brady Ranch Rd aka Legacy Ridge properties) for the obvious negative impact the HDR 24 parcels would have on traffic, roads, sewer, water, and city resources.*

**A 24 parcel subdivision makes no sense in this area to begin with and the developer has already proven how their current 24 parcel Glenhaven subdivision off Foothill Rd. with rock crushing on site negatively impacts the rural land, roads and surrounding residences.**

We are concerned the rock crushing plant described in WSUP23-0035 and the associated rock screening process that is not described will create more noise and dust that is not addressed by the applicant or the planner. Further impacting the health and wellbeing of the area residence. We also agree with the reasons to DENY WSUP23-0035 provided by another resident and **we respectfully ask that you DENY WSUP23-0035:**

1. The planner's description of the neighborhood meeting is not correct. It was held on October 24, 2023 at the South Valleys Library. The developer did not follow the county's best practices of submitting the comment cards from the meeting. The developer and the planner do not disclose that **every neighbor in attendance was and still is opposed**

**WSUP23-0035  
PUBLIC COMMENT**

**to this proposal.**

**2. The site is not suitable for an industrial rock crushing plant.** This site and all the surrounding properties are zoned residential. The planning commission approved the application for 24 single family homes. There was **NO FINDING THAT THIS SITE WAS SUITABLE** for a noise filled, dusty, industrial site. Go to the Rhyolite or Reno Rock facilities and see what rock crushing and screening really looks and sounds like. How would you like that in your residential neighborhood?

**3. Issuance of the permit would be SIGNIFICANTLY detrimental to the public health, safety and welfare and injurious to the property and improvements of the adjacent properties.** There is no way that the amount of dust and noise pollution can be mitigated sufficiently. **The proposed noise barrier is open toward the north area where houses are most densely situated - creating a funnel for noise and dust toward those houses.**

4. The Behrens noise control assumptions are inconsistent with the actual use. **Therefore the conclusion that decidable levels will not exceed county requirements which preserve the public health and safety is false.** “Changes or additions to any equipment may result in measured operational noise levels that are inconsistent with the modeling results” as stated on page 5 of the report.

**A. The report assumes activity during only 7 hours! Operations from 8 AM until 3 PM.** The condition by the planner has operations for 12 hours - 7 AM to 7 PM in the SUP. Therefore the planner cannot conclude that the noise will meet the required **HEALTH AND SAFETY STANDARDS** required for approval.

**B. The report assumes there is no noise from any equipment other than the rock crusher.** That is clearly not reality. There will be very loud, immense earth moving, excavating, loading and trucking equipment working on this site in addition to the rock crushing and screening as shown on page 6 of the application. **At the same time the rock still needs to be loaded, transported, unloaded, then re-loaded once crushed and transported on the site for use. There is no way the decibel level of this combined activity will meet health and safety levels.**

5. Much of the native rock on site is sized and of a type suitable for rip-rip as is. No need to crush it.

6. Larger boulders can easily be used on site to enhance the landscape features. There is plenty of room on the 72 acres to accommodate storage of such boulders and rip-rap.

7. The machine is aptly described - **it will turn our neighborhood into a VIBRATING GRIZZLY.** Such industrial practices are **injurious to all the adjacent properties.**

8. Rock crushing and screening on site poses an unwarranted health risk to the neighborhood.

**Thank you for your consideration of our concerns and again, we respectfully ask that you DENY WSUP23-0035,** and furthermore we ask that you all reconsider the density and impact a 24 parcel subdivision will have on this already dwindling and precious rural area within Reno. Fewer larger (4+ acre) parcels would have been more appropriate.

Kindly,  
Michael & Christine Grant  
4440 Pinehaven Rd  
Reno, NV 89519

**From:** [Cilodi](#)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Cc:** [jill Brandin](#)  
**Subject:** WSUP23-0035  
**Date:** Wednesday, January 3, 2024 12:22:43 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 Members of the Board of Adjustment:

I live at 8690 Lakeside Drive which is across the street and three lots north of the planned subdivision at 8900 Lakeside Drive.

I am adamantly opposed to the proposed placement of a rock crushing facility in the middle of our residential neighborhood. I find it very difficult to comprehend how the developers would even think it is appropriate to place an industrial plant in the middle of a residential neighborhood. The amount of noise, dust, and overall pollution this plant would cause would be directly harmful to everyone in the area.

The loud crushing and grinding of large rocks would only amplify the noise and pollution caused by the excavators, loaders, graders, and haulers needed for the development. The developers would probably have a difficult time trying to place a rock crushing facility in many commercial zones, so I find it unimaginable how they think it is appropriate to place one in a quiet, peaceful residential neighborhood. Any stated benefit to the neighborhood is overly exaggerated and does not outweigh the disruption, noise, and pollution it would cause.

I hope you consider these facts in your decision on this ridiculous effort by the developers to save money at the expense of everyone living in this area. Would you want such a plant next door to where you live?

Sincerely,

Calvin Iida

**From:** Carol Bond <cbond@dicksonrealty.com>

**Subject: Opposed to WSUP23-0035**

**Date:** January 3, 2024 at 6:48:55 PM PST

**To:** rpierce@washoecounty.gov, dchristensen@washoecounty.gov, kjulian@washoecounty.gov, peter@cpnv.com, loehorishny@gmail.com, jolander@washoecounty.gov

**Cc:** Carol Bond <msbondreno@msn.com>

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Dear members of the Board of Adjustment,

My husband, Dr. Sheldon Schenk and I live at 7240 Lakeside Drive.

We are adamantly opposed to a commercial rock crushing facility in our residential neighborhood.

It is unimaginable that this type of commercial enterprise would be allowed in any residential neighborhood. It would be difficult to get this type of project approved even in a commercial zoned area!

This SUP is atrociously inappropriate and should absolutely be denied. This location is clearly NOT suitable for an industrial site.

I don't think any homeowners in a peaceful residential neighborhood would want such a plan in their community. Would you approve it in your neighborhood?

Sincerely, Carol Bond and Sheldon Schenk

--

**From:** Rhonda Shafer <rls9650@gmail.com>

**Subject: Opposed to WSUP23-0035**

**Date:** January 3, 2024 at 7:17:52 PM PST

**To:** rpierce@washoecounty.gov, dchristensen@washoecounty.gov,  
kjulian@washoecounty.gov, peter@cpnv.com, jolander@washoecounty.gov,  
leohorishny@gmail.com

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Dear Board Members:

I am opposed to the installation of a rock crushing facility for ANY period of time in this residential neighborhood. The planner is recommending approval for a year when the developer only requested six months. Why? How is that in the interest of the neighborhood?

Please envision a world where you and your family, in your home, are subjected to random, loud, dusty and percussive events starting at 7am, six days a week FOR A YEAR. It's wrong and inappropriate.

Rhonda Shafer  
Sent from my iPhone

**From:** [msehnert@verizon.net](mailto:msehnert@verizon.net)  
**To:** [Pierce, Rob](#); [Christensen, Don](#); [Julian, Kathie M.](#); [peter@cpnv.com](mailto:peter@cpnv.com); [leohorishny@gmail.com](mailto:leohorishny@gmail.com); [Olander, Julee](#)  
**Subject:** Opposition to rock crushing plant described in WSUP23-0035  
**Date:** Thursday, January 4, 2024 9:18:27 AM

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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.]

I am sending this email to indicate my opposition to the board approving the request by the developer of 8900 Lakeside Drive under WSUP23-0035 to build and operate a rock crushing plant on the site. Prior to my retirement I worked for over forty years in the development and construction of both large projects (power plants) and small projects (residential and light commercial) both in the US and around the world. During that time I never had an agency approve such an operation in a residential neighborhood. Further in the case of commercial and industrial property, there were severe conditions imposed on the contractor. This included noise level monitoring of the site to insure that the noise levels meet OSHA requirements for both workers and the general public (in this case residences). With regard to dust created by the operation, contractor had to use dust control during all times the facility was operating and further, had a requirement that the facility not be operated during windy days (ie in excess of 20mph). It is entirely inappropriate for an operation of this type to be used in a rural residential area.

Thank you for your consideration

Mark Sehnert  
2317 Diamond J Pl  
Reno NV 89511