

OFFICIAL SIGNATURE RECORD – SSR4GC PETITION TO PROTECT OPEN SPACES  
STOP SIERRA REFLECTIONS FOR GOOD COALITION (SSR4GC)  
PETITION: Protect Washoe/ Pleasant Valley — Stop the Sierra Reflections Development

The undersigned hereby affix their signatures in support of the formal petition (incorporated herein by reference) to oppose the Sierra Reflections development.

By signing, I declare under penalty of perjury pursuant to NRS 199.145 that the information provided in this petition is true and correct to the best of my knowledge, and that I support the preservation of Washoe Lake State Park Open Spaces under the conservation stewardship of the Washoe Tribe.

Petition: Protect Washoe/ Pleasant Valley — Stop the Sierra Reflections Development

To: Washoe County Board of Commissioners; Nevada State Legislators; Nevada Department of Conservation and Natural Resources; U.S. Environmental Protection Agency; Nevada Division of Environmental Protection  
We, the undersigned, demand that the planned Sierra Reflections (aka “Silver Reflections”) development in Pleasant Valley / Washoe Valley be stopped, and that the State of Nevada acquire the land from the developer and convert it into protected open space as part of Washoe Lake State Park, under the conservation stewardship of the Washoe Tribe.

#### Statement of Community Concern & Legal Basis for Opposition

##### Forced Annexation & Loss of Rural Character

The proposed development by World Properties, Inc. would annex approximately 760 acres in Pleasant Valley / Washoe Valley for a 938-lot (or ~960-home) residential subdivision.

This project was tentatively approved as early as 2006 (TM06-001) by Washoe County Planning Commission.

By “down-zoning” from its original Resort / Tourist Commercial designation (which included a hotel and casino) to residential, the County and developer changed the land use, but this has been perceived by many as a strategy to avoid more responsible oversight.

Longtime residents have fought this project for nearly two decades, advocating for preservation of the region’s rural, natural character.

##### Historic Casino-Resort Proposal

Historically, the very same property was approved (in the 1980s) under the name Sierra Reflections for a 250-room hotel, casino, and 550-unit condominium complex.

When Reno was proposed to annex the area, the city would have needed to provide water—but the City of Reno and developers later agreed to roll back annexation in exchange for down-zoning, thus averting stricter regulation and preserving water provisioning status quo.

The repeated extensions of this “zombie project” (most recently the 8th extension granted in 2022) show that the developer remains committed to building despite significant public opposition.

##### Public Health & Environmental Risks: Mercury Contamination

The area lies within the Carson River Mercury Superfund site, with documented legacy mercury contamination from

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19th-century gold and silver mining.

Mercury was historically used in ore processing. Studies by USGS, Nevada Bureau of Mines & Geology, and EPA confirm that soils, sediments, and floodplains in this region remain contaminated.

Mercury is a potent neurotoxin. Legacy contamination poses a serious risk to human health, especially if disturbed by construction.

Remediation plans proposed by developers cannot simply “move the soil and call it fixed.” Partial remediation (or encapsulation) does not guarantee long-term safety, and “cleaning up” by relocating toxic soils is not sufficient to eliminate risk.

Water Rights, Groundwater, and Hydrologic Impact

The developer plans to drill a very deep well (community sources indicate as deep as 600 feet) for water supply.

There are serious concerns that the proposed well would draw down the water table, threatening existing private wells in Washoe Valley (4,000+ wells already exist).

The risk is not just environmental but legal: overuse or mismanagement of groundwater may infringe on the water rights of long-time residents.

Lack of Trust in Remediation & Developer Accountability

The community strongly opposes superficial remediation; moving contaminated soil “somewhere else” or just capping it is insufficient.

Without rigorous, independent, long-term environmental monitoring, there is no guarantee that mitigation methods will protect public health and ecosystem integrity.

Alternative Proposal: State Land Acquisition & Preservation

We call on the State of Nevada to acquire the land from World Properties, Inc. and add it to Washoe Lake State Park for permanent protection, under the conservation stewardship of the Washoe Tribe.

Such conservation preservation stewardship will prevent public health risk, protect water resources, and maintain the rural character of Pleasant Valley / Washoe Valley.

Legal & Policy Basis for Our Demand

Under Nevada state environmental law and federal Superfund (CERCLA) principles, the presence of known contamination

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should mandate rigorous, independent environmental review, liability remediation, and protection for local citizens.

The Washoe County Master Plan supports preserving open space, balancing growth with environmental sustainability; a forced high-density subdivision undermines that principle.

The repeated extensions (since 2006) granted to World Properties, Inc. reflect what many residents call a “zombie project” — one that lacks modern accountability and community alignment.

Land acquisition by the state is legally permissible and would fulfill the public trust by conserving watershed land, safeguarding drinking water, and maintaining access to public recreation.

#### Call to Action

Therefore, we petition:

Washoe County Board of Commissioners to deny any further permits or extensions for the Sierra Reflections project.

Nevada State Legislature & Governor’s Office to allocate funding to acquire the property from World Properties, Inc. and incorporate it into Washoe Lake State Park, under the conservation stewardship of the Washoe Tribe.

Nevada Division of Environmental Protection (NDEP) and the EPA to demand full environmental and hydrological impact assessments.

Public Agencies to establish long-term groundwater and soil monitoring programs, with community oversight and full transparency.

#### Conclusion

This is not simply a debate over housing or development — it is a matter of public health, environmental justice, and community sovereignty. The legacy of mercury contamination, the threat to our water, and the erosion of our rural heritage demand a bold, principled response. We urge the State of Nevada and Washoe County to act decisively: stop Sierra Reflections, preserve Pleasant Valley, and safeguard our shared future.

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PETITION: Protect Washoe/ Pleasant Valley — Stop the Sierra Reflections Development

The undersigned hereby affix their signatures in support of the formal petition (incorporated herein by reference) to oppose the Sierra Reflections development.

By signing, I declare under penalty of perjury pursuant to NRS 199.145 that the information provided in this petition is true and correct to the best of my knowledge, and that I support the preservation of Washoe Lake State Park Open Spaces under the conservation stewardship of the Washoe Tribe.

**OFFICIAL SIGNATURE RECORD — PAGE 23 OF 25**

#	Signature	Date	Printed Name	Address (City/State)
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