

[illegible]



Outlook

Bella Vista Needs to Provide Access to Water for Wild Horses and other Wildlife

From Leslie Mix <leslie.a.mix@gmail.com>**Date** Sun 10/20/2024 10:03 AM**To** Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Jackie Bryant <BryantJ@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>; Angela Fuss <FussA@reno.gov>; Mike Railey <RaileyM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Dear Mayor Schieve and City Council Members,

I am writing to provide public comment on the Bella Vista II project, owned by Sunnyhills, that appears on the October 23, 2024 City Council agenda. I am requesting that this project be denied until there is a clear plan in place to provide mitigation - or funding for mitigation - for the loss of wildlife corridors and access to water for wild horses and other wildlife.

With Sunnyhills' recent history in our community, including their cavalier disregard for the lives of our wild horses, I am uncomfortable with their current request to revise their plan for constructing over 600 homes for their Bella Vista II project. Nothing is provided in the proposed plan to mitigate for the loss of access to habitat and water which will be lost with construction of the project.

The previous version of the Bella Vista II project was denied by the Reno City Council specifically due to the developers' failure to provide adequate water for horses. Nothing has changed.

Thus, I ask the Reno City Council to deny the Bella Vista project until:

1. Natural migration corridors are protected for wildlife and wild horses, including access to water, OR
2. Funds are provided by the developer specifically to benefit the wildlife, including wild horses, in our area.

Generational natural wildlife corridors must be protected.

Wildlife is part of the natural landscape of our community. Wildlife should not be forced out or killed because of human encroachment. They must not be denied their right to life due to our non-stop growth.

I am an engaged community member. I do not belong to any wildlife or wild horse groups, yet I know how important wildlife, including wild horses, are to our community's quality of life. The animals that call this community home have no voice. So, I will use mine. And, I urge others to use theirs.

This summer I watched as all Virginia Range wild horses were fenced out of the pasture along

Steamboat Creek at the north end of Rio Wrangler by the Sunnyhills developer. This is the last remaining open water source for wild animals for a 12-mile stretch between I-80 and Geiger Grade - an area the horses have called home for well over 100 years, and probably much longer.

Finally, after almost 5 days with close to 100° temperatures, the Sunnyhills developer relented and reopened the pasture and access to the life-giving water of Steamboat Creek - but only temporarily.

A few weeks later, the Wild Horse Connection non-profit had moved all of the horses out of the Bella Vista II location. However, the developer had made it virtually impossible to close the gate to the area by blocking it open with rocks that required heavy machinery to move. By the next day, a number of horses had filtered back into the property in search of water.

At that point, the Nevada Dept. of Agriculture (NDA) - at the behest of the Sunnyhills developer - rounded up 24 horses on the property, loaded them into vans and shipped them to Carson City to be sold at auction.

It was blistering hot that day. On that scorching afternoon I saw horses heading down to the water source they have been using for generations - only to be captured by the NDA.

That day I thought about what a beautiful neighborhood it would have been if the developer had allocated a pathway to the creek, and how the people that purchased homes in that neighborhood may well have enjoyed sharing the land with the wild ones. It would just have been a strip of land, a mere drop in the bucket in terms of revenue for the developer. To those animals on that hot day it was their life.

I won't even go into what happened afterwards in trying to get the remaining, uncaptured wild horses relocated to unfamiliar water sources. It was not pretty. In fact, it was harsh and cruel. Some horses were near death due to dehydration. Even after being relocated to water that the City of Reno opened up using emergency funds, the horses took days to recover. I appreciate the many hours and money put in by the City and the non-profits so those animals would not die a terrible death. I am just sorry the developer was not required to be out there working alongside them, helping, in the heat.

I am well aware of the statistics of what happens to wild horses once they are removed from the range. Much of it is utterly abhorrent. It was an unnecessary action by the Dept. of Agriculture to round up those horses. As a community member it was intolerable to experience.

Private development must be required to fund alternate wildlife corridors and access to water when those pathways are blocked by their private project.

There must be a plan put into place and followed to protect wildlife when development comes through. I am appalled at the amount of public money that has been paid out to date in the interest of private enterprise on this issue. As private development stands to gain the most financially, I would like them to be required to protect wildlife impacted by their development, including wild horses, and to be required to fund appropriate solutions.

Reno City Council Members - Please do the right thing for our wildlife, including our wild horses. Require the Sunnyhills developer to mitigate for the impact of their development on the wild horses and other wildlife in our area.

Sincerely,

Leslie Mix
2845 Idlewild Dr. Apt 114
Reno, NV 89509



City Council Comment received from Barbara Rainey

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 10/22/2024 11:16 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Barbara Rainey

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

renoraineys@gmail.com

Phone Number:

775-203-1144

Address:

15120 Westwind Circle, Reno NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-10-23.

Section:

C Items - Public Hearing Items

Item:

Case No. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment).

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Members of the Reno City Council, please deny the Bella Vista Ranch Phase II PUD Amendment and all further amendments until specific items related to the previous denial are resolved. The previous version of the Bella Vista II project was denied by the Reno City Council specifically due to the developers' failure to provide adequate water for horses. Nothing has changed. Thus, I ask the Reno City Council to deny the Bella Vista project until: 1. Natural migration corridors are protected for wildlife and wild horses, including access to water, OR 2. Funds are provided by the developer specifically to benefit the wildlife, including wild horses, in our area. Generational natural wildlife corridors must be protected. Thank you.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

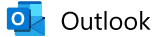
Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.



Bella Vista 2 development

From Carol Hill <425chill@gmail.com>

Date Tue 10/22/2024 1:47 PM

To Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Greetings to Reno City Council Members,

My name is Carol Hill and I am a concerned Washoe County resident.

My daughter, Shannon Hill, is an active member of Wild Horse Connection and Least Resistance Training Concept's Technical Large Animal Rescue.

I share her concern over the removal of Nevada wild horses from the construction site. Too many horses suffered greatly from lack of access to fresh water.

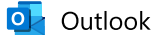
I request that real mitigations be put into place (corridors to water, alternative water, or allowing local management teams land access to place water).

Please ensure that proper planning goes into Bella Vista 2 development and future projects to provide fresh water for our native wildlife.

Thank you for your time and consideration.

Sincerely,

Carol Hill



Public Comment - City Council Meeting 10/23

From Danielle Cady <danielle@renocounselingcollective.com>

Date Tue 10/22/2024 7:02 AM

To Public Comment - CC <PublicComment@reno.gov>

Cc Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhush <BrekhushJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Public Comment for City Council Meeting Weds 10/23 at 10a

Dear Reno City Council Members,

I am contacting City Council to urge members to protect wildlife, including Virginia Range wild horses, when considering development near the Virginia Range. Wildlife access to water and food needs to be prioritized. I am hoping City Council and developers will work with advocacy organizations- it makes it so much easier when everyone is on the same team.

I witnessed the series of devastating incidents with the Sunny Hills development in South Reno this summer. Seeing the removal of wild horses who had been on the range their entire life was heartbreaking, but denial of water access resulting in near death for many horses was simply inhumane. If developers are going to build, it should be their responsibility to provide resources that are being removed, build fences in their area, pay for the removal of horses (if the horses do have to get removed), and should be working in coordination with agencies that manage wildlife.

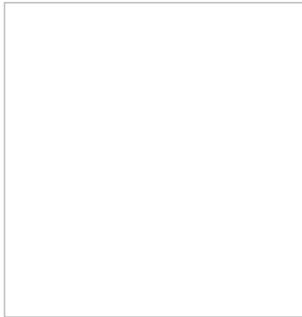
Please do the right thing and help protect wildlife. Thank you for your time and consideration.

-Danielle Cady, Ward 6 Resident

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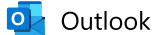
Danielle M. Cady (she/her)
Marriage and Family Therapist Intern

[Reno Counseling Collective](http://renocounselingcollective.com)
435 Court St Reno, NV 89501
775-302-9973



*This email is used for scheduling purposes only. Emails are typically responded to within 24-48 hrs, excluding non-business days (Friday-Sunday) and holidays. If you need immediate assistance, contact RCC Admin at info@renocounselingcollective.com. If you are experiencing a mental health crisis, call 911, contact the Suicide & Crisis Lifeline (call/text 988), or present to your nearest Emergency Room.

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Bella Vista II Development

From *DawnEgirl* <yellowroze64@yahoo.com>

Date Tue 10/22/2024 7:29 AM

To Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; brekusj@reno.gov <brekusj@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Dear City Council Members:

It is with much anxiety that I write this email, as once again our natural wildlife and our beautiful Reno in endangered by the continued development of south Reno and the Sunny Hills project.

I understand that development is just something that is going to happen and that we must live with it. I am hopeful that *this* time perhaps we can take a moment to recall what happened a few months ago when Sunny Hills *started* their project and avoid the same catastrophic impact on the wildlife in the area, especially our beautiful wild horses.

This time, let us remember and keep in mind that the wild horses and other area wildlife are in need of a voice, they need *real* mitigation included in the plans for the additional request to increase the size of the development. Somehow, the City must require them develop a plan to include trails/corridors for these animals to have access to the water in the meadows. If they cannot figure this out, then the alternative would be to require them to include alternative water sources for all wildlife including horses.

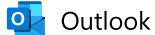
We have organizations in the area that already advocate for these animals and they are ready and willing to work with the City and the developers to put a plan in action that can work for everyone. I ask you to please work together for the common goal of protecting our wildlife and what is part of making the Reno area so beautiful.

Let's work together instead of against each other. Let's appreciate and respect these beautiful creatures and be their *voice*. We are the only ones that have the opportunity to speak for them.

Thank you for reading this, thank you for listening. Please fight for them.

Sincerely,

Dawn Magowan



Outlook

PUBLIC COMMENT: October 23, 2024 City Council agenda

From Diana Fowler <dianafowler29@gmail.com>**Date** Tue 10/22/2024 1:44 PM**To** Jackie Bryant <BryantJ@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>; Angela Fuss <FussA@reno.gov>; Mike Railey <RaileyM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Dear Mayor Schieve and City Council Members,

As a citizen and a Realtor, I respectfully request that you utilize your position of authority to maintain the essence of Reno by requiring the Bella Vista II project/Sunnyhills to provide a wildlife corridor with access to water.

I acknowledge growth and development is inevitable, but I know that it can be done in harmony with our environment. There will be no access to water for our wildlife, including wild horses, for miles if Bella Vista does not provide a corridor.

Thank you for your consideration.

Best Regards,

Diana Fowler, Realtor

ABR, CRS, GRI, VA Rep, 1031 Exchange, Luxury Homes Specialist

DIANA FOWLER | GLOBAL REAL ESTATE ADVISOR

Direct: [775.690.2474](tel:775.690.2474)DianaRenoHomes@gmail.comSIERRASOTHEBYSREALTY.COM[13945 S. Virginia St. #606 | Reno, NV 89511](#)NV S.0034399



Fwd: Bella Vista Needs to Provide Access to Water for Wild Horses and other Wildlife

From Dr Yuni Gardner <yunique.counseling@gmail.com>

Date Tue 10/22/2024 7:17 AM

Dear Mayor Schieve and City Council Members,

I am writing to provide public comment on the Bella Vista II project, owned by Sunnyhills, that appears on the October 23, 2024 City Council agenda. I am requesting that this project be denied until there is a clear plan in place to provide mitigation - or funding for mitigation - for the loss of wildlife corridors and access to water for wild horses and other wildlife.

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This summer I watched as all Virginia Range wild horses were fenced out of the pasture along Steamboat Creek at the north end of Rio Wrangler by the Sunnyhills developer. This is the last remaining open water source for wild animals for a 12-mile stretch between I-80 and Geiger Grade - an area the horses have called home for well over 100 years, and probably much longer.

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A few weeks later, the Wild Horse Connection non-profit had moved all of the horses out of the Bella Vista II location. However, the developer had made it virtually impossible to close the gate to the area by blocking it open with rocks that required heavy machinery to move. By the next day, a number of horses had filtered back into the property in search of water.

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Reno City Council Members - Please do the right thing for our wildlife, including our wild horses. Require the Sunnyhills developer to mitigate for the impact of their development on the wild horses and other wildlife in our area.

Sincerely,

--

Dr Yuni Gardner, PhD, CPC, CHT

9805 Double R Blvd Suite 300, Reno, NV 89521

C. 775.846.8304

F. 775.227.8310

<https://www.yuniquecounseling.com/>

[Yunique TherapyAppt Client Portal Link](#)



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Outlook

Application for Bella Vista development part II , protection of our wildlife and our wild horses.

From Gary johnson <gjpa1@att.net>**Date** Tue 10/22/2024 8:05 AM**To** Public Comment - CC <PublicComment@reno.gov>

I am a very concerned, citizen, active voter. I'm pleading with you to require the developer of Bella Vista II To provide mitigation/ safe and easy access to water for Nevada's wildlife and wild horses, the developer certainly has enough revenues built into this to include this in their development, and the state of Nevada should require it for all developers were building and potentially creating life threatening barriers by blocking access to water so they can build houses our wildlife in Nevada and the wild horses need to be protected. We need to be their voice. I am that voice right here now please do the right thing. Sincerely.

Gary Johnson

Sent from my iPhone



October 23, 2024 Agenda Item C.1

From Greg Morrison <GMorrison@parsonsbehle.com>
Date Tue 10/22/2024 1:39 PM
To Public Comment - CC <PublicComment@reno.gov>

To whom it may concern,

Below is a public comment on behalf of the American Wild Horse Conservancy regarding Agenda Item C.1. I will also leave this comment on the public comment line.

Ladies and gentlemen of the City Council, I am Gregory Morrison, an attorney at Parsons Behle & Latimer whose practice centers on Nevada water law. I appreciate the opportunity to provide this comment on behalf of the American Wild Horse Conservancy.

As Reno's population grows, the City's footprint continues to expand into land used by the Virginia Range wild horses for grazing and water sources. With that expansion, and as water sources are fenced off by development, questions have arisen regarding whether and how water can be placed into troughs for the horses.

The proponent of the Bella Vista Ranch development has leaned on correspondence from the Nevada Department of Agriculture – the “NDA” – to claim that it is unlawful or impermissible to place water into troughs for wild horses. The statute that they claim precludes water troughs is NRS 533.503, which is entitled “Restrictions on issuance of permit ... regarding appropriation to water livestock.” I am here today to explain to you why their reliance on NRS 533.503 is improper and, quite frankly, misleading.

In Nevada, water use is regulated the Division of Water Resources, Office of the State Engineer – the “State Engineer” for short. To use water, you have to have a permit – or a “water right” – for your use. Every water right has a permitted manner of use, which can be irrigation, stock watering, or municipal, to name a few. Among all manners of use, municipal is the broadest – it allows a municipal water provider like TMWA the ability to deliver water to consumers anywhere within its service area.

The first step to getting a water right is filing an application with the State Engineer. The criteria for approval or rejection of an application are found in NRS 533.370. On top of the general criteria, there are additional considerations for an application for a permit to water livestock—and those criteria are the ones found at NRS 533.503. In short, it says that to get a stock watering permit, you must have the right to water livestock through ownership of the animals.

Here is where NDA and the developer's reliance on that statute is misleading: The State Engineer – the **only** party to whom NRS 533.503 applies – is not involved in this discussion at all. There is no application for a stock watering permit under consideration, nor is a stock watering permit necessary here.

But didn't I just say that all water use in Nevada requires a permit? Yes, I did. TMWA holds thousands of acre-feet of water permitted for municipal use. Those permits allow TMWA to put water into its system for delivery to customers. Customers pay TMWA based on the volume of water they take from their spigots. If the customer wants to place water from a hose into a trough on its private property, there is nothing in NRS 533 that says it can't do that.

I assume both the developer and NDA know that NRS 533.503 has no relevance to water troughs, and rely on it as nothing more than pretext. Whatever policy this Council might ultimately adopt, it should know that (i) the water being placed into troughs is permitted for municipal use; and (ii) NRS 533.503 has nothing to do with those permits.

Thank You.



A Professional
Law Corporation

Greg Morrison

Attorney at Law

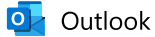
Parsons Behle & Latimer

50 West Liberty Street, Suite 750 • Reno, Nevada 89501

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parsonsbehle.com • GMorrison@parsonsbehle.com • [vCard](#)

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(No subject)

From Jodie Jensen-Feist <feist928@gmail.com>

Date Tue 10/22/2024 3:57 PM

To Public Comment - CC <PublicComment@reno.gov>

I ask that you consider putting water source for the wild horses. Aside from it being, ethically and morally the right thing to do. I've spoken in front of the assembly before and I don't think you care about the bleeding hearts of Nevada. (actually one of the assembly members woke up from his nap long enough to say he isn't xare either way) then listen to someone born when MGM had the lion, John Asgust had Bertha and Angel.

1.It's not going to look good when the horses and wildlife die in the middle of a prominent, money maker, of a housing development.

2. If you remove the mustangs, you rename the mascots, street signs, housing developments etc. That land was intended for wildlife, and the homes were to be built around it. Sounds great until you watch more and more or it be taken away.

Regardless of your position on wildlife, all animals deserve water at least give them that much



Bella vista II development permit

From JODY Perkins <jojonewberry@sbcglobal.net>

Date Tue 10/22/2024 11:55 AM

To Public Comment - CC <PublicComment@reno.gov>

As a longtime Reno resident and a registered voter, I am requesting that the city council deny SunnyHills developer permit until there is a clear plan to fund mitigation for the loss of wildlife corridors and access to water for the wild horses and all wildlife habitat.

We must protect our wildlife and wild horses access to water. They have been here drinking this water for decades.

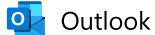
The natural landscape and the wild horses have always been a part of our community, and should not be forced out or killed because of human encroachment.

The animals who call our community home have no voice, so I am their voice.

Reno City Council please do the right thing for all of our wild life!

Thank you,

Jody Perkins



Outlook

Public Comment for City Council Meeting 10/23 at 10am

From JON CADY <joncady@sbcglobal.net>**Date** Tue 10/22/2024 11:10 AM**To** Public Comment - CC <PublicComment@reno.gov>**Cc** Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhuis <BrekhusJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Dear Reno City Council Members,

I am contacting City Council to urge members to protect wildlife, including Virginia Range wild horses, when considering the second phase of the Bella Vista development near the Virginia Range. Wildlife access to water and food needs to be prioritized. I am hoping City Council and developers will work with advocacy organizations- it makes it so much easier when everyone is on the same team.

I witnessed the series of devastating incidents with the Sunny Hills development in South Reno this summer. Seeing the removal of wild horses who had been on the range their entire life was heartbreaking, but denial of water access resulting in near death for many horses was simply inhumane. If developers are going to build, it should be their responsibility to provide resources that are being removed, build fences in their area, pay for the removal of horses (if the horses do have to get removed), and should be working in coordination with agencies that manage wildlife.

Nevada is home to most of the Nation's wild horses, and they are mentioned in the journals of settlers dating back nearly 200 years. The State even released a quarter in 2006 depicting three wild mustangs as part of the 50 State Quarters Program and was the first coin released that year. The design was chosen by popular vote to represent Nevada and symbolizes the state's history of wild mustangs, natural beauty, and the freedom of the American spirit.

Please do the right thing and help protect wildlife. and the residents. It's time for Reno to really consider the development impact and quality of life on the residents and existing wildlife. Thank you for your time and consideration.

~Lisa Cady~



Outlook

Bella Vista II needs to provide access to water for wild horses and other wildlife

From Lisa O'Sullivan <nevadalo@msn.com>**Date** Tue 10/22/2024 3:13 PM**To** Devon Reese <reese@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Brekhus@reno.gov <Brekhus@reno.gov>; Martinez@reno.gov <Martinez@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Dear Mayor Schieve and City Council Members,

I am writing to you to ask you to deny Bella Vista II project until you have a real solution for wild horses and other wild animals to access water whether it be by having the developer provide a corridor to the natural water source that they have used for decades or the developer needs to fund and provide an alternate water source. I myself have witnessed the sheer panic and utter devastation of the wild horses when they arrived at their natural water source that they have used every day for years and years that was now fenced and inaccessible to them. They stood at that fence line for days in 100-degree weather just waiting for that gate to open so they could get their drink of water. It was heartbreaking to see and actually something I will never forget was the life and death situation that was upon us as we tried to lead those horses away to the new water source only to have them go right back to the fence line where they knew their water source was. I was one of the people to haul water out to the new source but would stop my truck to water any horse I came upon along the way to the drop site. One day two horses were wandering around when I stopped my truck to get them water. I could see they were VERY dehydrated by their flanks all sunken in. I put the water in one bucket and went to put it down to get the other bucket full and the two stallions went at it fighting for the water I just placed on the ground. I tried to separate them but it was apparent this was a life and death situation and they were ready to fight for survival. Luckily, I was able to eventually get them both watered enough to realize they were going to be ok at that moment. In closing, I have to say that I believe it is cruel and inhumane to not have a plan in place for all the wildlife as development continues. It's bad enough the animals are losing their land, but they need to be provided the very least to survive which is essential for any living creature and that is water. Water = life. Going forward I am asking you to require from all developers that corridors are provided to access water or the developer must fund and provide water for the wildlife they are displacing.

Thank you for your time.

Sincerely,
Lisa O'Sullivan
2450 Rhodes Rd.
Reno, NV 89521



Outlook

Bella Vista II Development - Concerns

From Megan McCoy <mamccoy1020@gmail.com>

Date Tue 10/22/2024 2:57 PM

To Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhuis <BrekhuisJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Hello,

I am writing to voice my concerns about the current situation in South Reno with the Bella Vista II development. Actual mitigations MUST be in place (corridors to water, alternative water sources, management organizations having land access to place water options and provide funding for such, etc.) BEFORE the development moves forward with anything.

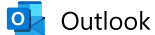
What already happened is entirely unacceptable and it cannot happen again. **UNACCEPTABLE.** It is inhumane to treat horses like they don't rely on water for life just like every other animal, and this developer and the City have a responsibility to this community and this State. So far, that responsibility has been ignored, resulting in unacceptable situations and honestly completely inhumane actions. Leaving horses without access to the only water source they've used for generations, leaving them skinny and on the brink of death, is abuse. You were warned multiple times over the last 5+ years that this would be the result, and **ELECTED OFFICIALS** allowed it to happen anyway.

What happened when that fence was put up? Exactly what everyone said would happen: the horses stood at the fence and slowly died of thirst.

Please remember, you have literal lives in your hands - don't fail them and the community again. This CANNOT happen again.

Sincerely,

M. M.



Bella Vista 2 development: Water is a right for all

From Shannon Hill <shannon.hill.teach@gmail.com>

Date Tue 10/22/2024 12:39 PM

To Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Good Afternoon Reno City Council Members,

My name is Shannon Hill. I am a Washoe County resident and member of Wild Horse Connection and Least Resistance Training Concept's Technical Large Animal Rescue.

As a member of these amazing teams of hard working highly trained volunteers, never did I think that we would be putting our blood, sweat, & tears into fighting tirelessly to ensure any more of our wild horses were not removed for "trespassing" (after being locked into a construction yard built on top of their only water source known for generations) & trying to literally keep them from dying before our eyes after being left without access to water for 5 days.

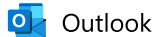
All of this heartbreak could have been avoided with proper communication and planning.

I am asking that real mitigations be put in place whether that be corridors to water, alternative water, or allowing management organizations land access to place water and provide funding to avoid an unnecessary situation in the future.

Please ensure proper planning is in place for the Bella Vista II development and future projects to project access to water for wildlife moving forward.

Thank you for your time and consideration.

Sincerely,
Shannon Hill



Bella Vista

From TERRY STATON <tstaton7@icloud.com>

Date Tue 10/22/2024 8:20 AM

To Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhuis <BrekhuisJ@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Bella Vista Needs to Provide Access to Water for Wild Horses and other Wildlife

Dear Mayor Schieve and City Council Members,

I am writing to provide public comment on the Bella Vista II project, owned by Sunnyside, that appears on the October 23, 2024 City Council agenda. I am requesting that this project be denied until there is a clear plan in place to provide mitigation - or funding for mitigation - for the loss of wildlife corridors and access to water for wild horses and other wildlife.

With Sunnyside's recent history in our community, including their cavalier disregard for the lives of our wild horses, I am uncomfortable with their current request to revise their plan for constructing over 600 homes for their Bella Vista II project. Nothing is provided in the proposed plan to mitigate for the loss of access to habitat and water which will be lost with construction of the project.

The previous version of the Bella Vista II project was denied by the Reno City Council specifically due to the developers' failure to provide adequate water for horses. Nothing has changed.

Thus, I ask the Reno City Council to deny the Bella Vista project until:

1. Natural migration corridors are protected for wildlife and wild horses, including access to water, OR
2. Funds are provided by the developer specifically to benefit the wildlife, including wild horses, in our area.

Generational natural wildlife corridors must be protected.

Wildlife is part of the natural landscape of our community. Wildlife should not be forced out or killed because of human encroachment. They must not be denied their right to life due to our non-stop growth.

I am an engaged community member. I do not belong to any wildlife or wild horse groups, yet I know how important wildlife, including wild horses, are to our community's quality of life. The animals that call this community home have no voice. So, I will use mine. And, I urge others to use theirs.

This summer I watched as all Virginia Range wild horses were fenced out of the pasture along Steamboat Creek at the north end of Rio Wrangler by the Sunnyside developer. This is the last remaining open water source for wild animals for a 12-mile stretch between I-80 and Geiger Grade - an area the horses have called home for well over 100 years, and probably much longer.

Finally, after almost 5 days with close to 100° temperatures, the Sunnyside developer relented and reopened the pasture and access to the life-giving water of Steamboat Creek - but only temporarily.

A few weeks later, the Wild Horse Connection non-profit had moved all of the horses out of the Bella Vista II location. However, the developer had made it virtually impossible to close the gate to the area by blocking it open with rocks that required heavy machinery to move. By the next day, a number of horses had filtered back into the property in search of water.

At that point, the Nevada Dept. of Agriculture (NDA) - at the behest of the Sunnyside developer - rounded up 24 horses on the property, loaded them into vans and shipped them to Carson City to be sold at auction.

It was blistering hot that day. On that scorching afternoon I saw horses heading down to the water source they have been using for generations - only to be captured by the NDA.

That day I thought about what a beautiful neighborhood it would have been if the developer had allocated a pathway to the creek, and how the people that purchased homes in that neighborhood may well have enjoyed sharing the land with the wild ones. It would just have been a strip of land, a mere drop in the bucket in terms of revenue for the developer. To those animals on that hot day it was their life.

I won't even go into what happened afterwards in trying to get the remaining, uncaptured wild horses relocated to unfamiliar water sources. It was not pretty. In fact, it was harsh and cruel. Some horses were near death due to dehydration. Even after being relocated to water that the City of Reno opened up using emergency funds, the horses took days to recover. I appreciate the many

hours and money put in by the City and the non-profits so those animals would not die a terrible death. I am just sorry the developer was not required to be out there working alongside them, helping, in the heat.

I am well aware of the statistics of what happens to wild horses once they are removed from the range. Much of it is utterly abhorrent. It was an unnecessary action by the Dept. of Agriculture to round up those horses. As a community member it was intolerable to experience.

Private development must be required to fund alternate wildlife corridors and access to water when those pathways are blocked by their private project.

There must be a plan put into place and followed to protect wildlife when development comes through. I am appalled at the amount of public money that has been paid out to date in the interest of private enterprise on this issue. As private development stands to gain the most financially, I would like them to be required to protect wildlife impacted by their development, including wild horses, and to be required to fund appropriate solutions.

Reno City Councilmembers - Please do the right thing for our wildlife, including our wild horses. Require the Sunnyhills developer to mitigate for the impact of their development on the wild horses and other wildlife in our area.

TERRY STATON
9518057076
tstaton7@icloud.com

RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Tracy Wilson

ADDRESS: ~~1118~~ 900 South Meadows Plany

CONTACT PHONE: 775-292-0610

E-MAIL: twilson@americanwildhorse.org

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1

☐ WARD 2

☐ WARD 3

☐ WARD 4

☐ WARD 5

☒ OTHER

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C.1

☐ IN FAVOR

☐ IN OPPOSITION

☒ NO POSITION STATED - CONCERNED

COMMENTS: wild life and horse waters should
be provided. At the least, land for water
to be set up in a trough.

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

