

EAST TRUCKEE CANYON CITIZEN ADVISORY BOARD



DRAFT

Minutes of the meeting of the East Truckee Canyon Citizen Advisory Board held October 6, 2004 at Natches Elementary School, Number 1, Highway 447, Wadsworth, Nevada

1. **CALL TO ORDER** - The meeting was called to order at 7:09 p.m. Bob Webb, Planning Manager
2. **MEMBERS PRESENT** –Anthony Monroe, Ida Louise Swires. Bambi Van Dyke, Secretary/Treasurer and
MEMBERS ABSENT - Carolyn Adams, V. Chair, excused, Thomas Spiteri, unexcused, Bill Clegg, City of Fernley Ex-Officio and Leroy Goodman, Lyon County Ex-Officio
3. **CERTIFICATION OF POSTING OF THE AGENDA** – Anthony Monroe certified that the October 6, 2004 agendas were posted at the designated locations by 9:00 a.m. three working days prior to the May EWVCAB meeting and in compliance with the Nevada Open Meeting Law.
4. **APPROVAL OF AGENDA** – Bambi Van Dyke moved to approve the October 6, 2004 agenda as posted. Ida Louise Swires seconded the motion. The motion carried.
5. **APPROVAL OF MINUTES** – Bambi Van Dyke moved to approve the minutes of the July 7, 2004 meeting as submitted. Ida Louise Swires seconded the motion. The motion carried.
6. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** There were no updates, announcements or correspondence presented.
7. **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Deputy Jeff Masten, South District Citizen Liaison was available to discuss public safety issues. Recent calls for service were reviewed. Citizens can call Deputy Masten at 328-8737 or by e-mail at: jmasten@mail.co.washoe.nv.us
8. **RENO FIRE PROTECTION AND SAFETY ITEMS** – Battalion Chief Mitch Glazner was not available to report on fire safety issues including recent calls for service and information related to residential fire safety.
- 9.***PUBLIC COMMENT**
 - Bob Larkin Candidate for Washoe county Commissioner District 5 introduced himself and encouraged citizens to contact him with any comments or questions.
 - Allayne Everett announced the Commissioner Jim Shaw sent his regrets that he was unable to attend the meeting due to another commitment and looks forward to attending future meetings.
 - Allayne Everett, Recording Secretary introduced herself and briefly outlined her scope of work as an independent contractor/recording secretary for Washoe County.
10. **NEW BUSINESS**
 - A. **Election 2004 Ballot Question** – Karen Mullen, Director, Washoe County Parks and Recreation presented information on Election 2004 and Washoe County sponsored ballot questions. The three Washoe County Sponsored Advisory Questions are: WC 1: Continuation of Vector Control Funding; WC 2: Sales Tax Increase for Quality of Life Projects and WC 3: Unfunded Mandates Prohibition. Brochures were available. Citizens are encouraged to review the ballot questions and vote in the November election.
 - B. **Nevada Brownfields Program** – Scott Smale, State Program Coordinator presented information on funding opportunities available for the cleanup of environmentally contaminated properties. Flyers published by the State of Nevada were available. The program is promoted by the EPA (Environmental Protection Agency). Often the contaminants come from abandoned businesses on the property. Citizens are encouraged to report vacant or abandoned properties for assessment for contaminants and possible clean-up to Washoe County. Public land or privately owned property does not qualify for the program. Information is available on the web-site. www.ndep.nv.gov/bca/brownfld.htm
 - C. **Cooperative Planning** – Rob Joiner, Advanced Planning Manager, City of Sparks presented information on the Cooperative Planning effort between Washoe County and the City of Sparks for the land within the Sparks Sphere of Influence, which was designated in the 2002 Truckee Meadows Regional Plan Update for future annexation by the City of Sparks. Call Mr. Joiner at 353-1509. Brita Trygvie, and Angela Fuss, CFA were available to address questions and concerns. Bill Whitney, Senior Planner, Washoe County Community Development introduced himself and encouraged citizens to call him at 328-3617 with questions and concerns.
Comments and Concerns
 - Questions were raised regarding ownership of the condominiums at the Sparks Marina and how they could be privately owned when tax payer funds paid for infrastructure improvements. Mr. Joiner stated that the area is an example of rehabilitation of a contaminated area and infill of development. Mr. Joiner clarified that the purchase and development of the property increases the tax base back into the community.
 - Mr. Joiner was asked to keep the ETCCAB informed of the progress of Cooperative Planning.
 - D. **Special Use Permit SPB7-15-98** – Benjamin H. Veach, P.E. Project Manager, Summit Engineering presented the request to reinstate Special Use Permit SPB7-15-98 to excavate a flat pad and construct an access road, and grade an area for future development. The project will involve the grading of ±18 acres for future development

east of Paiute Pit Road and construction of approximately 3500 feet of paved access road to serve future development in the area and adjacent development in Lyon County. The ±200.9 acre site is located on either side of Hill Ranch Road and south of Border Street. Roger Pelham, Staff Representative was available to address code and policy questions.

Comments and Concerns

- Questions were raised regarding the difference between a grading operation and a mining operation. Mr. Veach stated that they plan is to grade a flat pad for potential future use.
- In response to questions raised, Mr. Veach stated that he is in discussion with the Tribe.
- Concerns were raised that Granite trucks are going through Wadsworth and not using the proper routing. A representative from Granite Construction stated that he will address the violations with the truck drivers.

E. Special Use Permit SW04-018 – Wadsworth Compressor Station – Douglas Gapp, Supervisor/Engineering Planning Systems Planning, Southwest Gas Corporation presented a request to develop a compressor pump station to serve an existing natural gas pipeline (Major Services and Utilities, Utility Services use type) located approximately three miles northwest of the town of Wadsworth, approximately 1,500 feet west of State Highway 447, and approximately 12 miles south of the intersection of State Highway 447 and State Highway 446. The ±256-acre parcel is designated General Rural (GR) and the project is proposed to utilize approximately two acres of the parcel. Roger Pelham, Staff Representative was available to address code and policy questions and concerns. Conceptual drawings were available for review. No action was taken by the CAB.

Comments and Concerns

- Questions were raised if there would be increased construction traffic as a result of the development of the compressor pump station. The concerns include increased dust caused by the traffic. Mr. Gapp stated that they are required to apply dust controls.
- The applicant was asked to present the project to the Tribe. Mr. Gapp stated that they have notified the Tribe.

F. Special Use Permit SW04-020 – Granite Construction Lockwood Pit – Tom Walbom, Manager Environmental Compliance/Permitting, Granite Construction presented the request to allow aggregate quarry operations and aggregate processing on approximately 300 acres of a 624-acre parcel located adjacent to and northeast of the Lockwood Pit operated by Granite Construction. Materials extracted will be transported to the existing processing facilities at the Lockwood pit. The expansion areas are located approximately one mile northeast of the Lockwood/I-80 interchange, and are on either side of the old Lockwood landfill. The 624-acre parcel is designated General Rural (GR) in the Truckee Canyon Area Plan, and is within the Sphere of Influence of the City of Sparks. The protocol agreement to further implement the 2002 settlement of the Truckee Meadows Regional Plan between the City of Sparks and Washoe County assigns review of aggregate facilities in the Sphere of Influence to Washoe County. Benjamin Veach, Summit Engineering was available to address questions and concerns. In Paul Kelly, Staff Representative's absence, Roger Pelham, Staff Representative was available to address code and policy concerns. **MOTION:** Bambi Van Dyke moved to recommend that the comments and concerns be forwarded the Washoe County staff. Ida Louise Swires seconded the motion. The motion carried.

Comments and concerns

- Concerns were raised that the proposed project would increase truck traffic. Mr. Walbom stated that there would be no increase over what currently exists.
- Concerns were raised whether there would be increased negative noise impacts. Mr. Walbom stated that he doubted that anyone would hear any negative noise impacts.
- In response to questions raised, Mr. Walbom stated that there would be no permanent lighting and only occasional lighting for safety purposes. Most of the operation will be shut down between November and March.

G. Administrative Permit - AP03-002 – Mustang Sports Park Expansion – Lockwood Investments – Jim Parker, Lockwood Investment presented the request to allow the expansion and operation of an existing Outdoor Sports and Recreation facility at the reclaimed site of the former Mustang Landfill. The facility will be expanded to increase the off-road riding courses with a concurrent and substantial increase in the participant and spectator parking. Expansion of the parking area will require the importation of fill material and gravel. The applicant is now requesting that overnight parking for participants with self-contained recreational vehicles and their off-road vehicle trailers now be permitted. The project is located approximately 3 miles east of Sparks on the north side of Interstate 80 (I-80) approximately one mile north of the Mustang Interchange. The parcel is ±624 acres and is designated General Rural (GR) in the Truckee Canyon Area Plan. Mr Parker stated that they plan to hold several events per year. In Don Young, Staff Representatives absence, Roger Pelham, Staff Representative was available to address code and policy questions. **MOTION:** Bambi Van Dyke moved to recommend approval of the permit with the stipulation that overnight camping be limited to 2 days with self-contained units only. Ida Louise Swires seconded the motion. The motion carried.

Comments and Concerns

- Questions were raised whether there had been any complaints registered from the last event.

- Concerns were stated regarding allowing campers and motor homes staying overnight. Mr. Parker stated that there has been night time racing with lighting. Roger Pelham stated that overnight staying is subject to the conditions of the permit. Mr. Pelham suggested that the community could recommend appropriate limits to the number of nights and self contained vehicles.
- Support was stated for allowing limited overnight stays for out of town participants.

Anthony Monroe called a recess at 8:35 p.m. and called the meeting back to order and 8:48 p.m.

H. Tracy/Silverlake Sierra Pacific Powerline Project – Bill Bennett, Land Use Consultant/ Land Operations, Sierra Pacific Power Company (SPPCo) presented information on the proposed 120 kv powerline from the Tracy Power Plant to a substation in the Stead area for discussion and possible recommendations. The presentation will include maps that show studied alignments, including the alignment recommended in the required BLM (Bureau of Land Management) environmental Impact Statement (EIS). The Special Use Permit applications should be filed with Washoe County in October or November. Sierra Pacific Power Company point of contact: Linda Galli, 834-5624 for information. The Special Use Permit will be brought back to the CAB when it as been filed.

Comments and Concerns

- Questions were raised why the powerlines are not underground. Mr. Bennett stated that underground transmission is very costly and difficult to find and make repairs.

I. TM04-007 Stampmill Estates Tentative Map – Benjamin H. Veach, P.E. Project Manager, Summit Engineering presented the application to reactivate an expired tentative map and complete the subdivision as envisioned in the early 1970's. This proposed subdivision is directly west of the existing Stampmill Unit #1; is for 320 lots with almost 20 acres of open space as a buffer, adjacent to I-80. A wastewater treatment facility would be built to satisfy the developments need. Roger Pelham, Staff Representative was available to address code and policy questions. This item was informational only and no action was taken. Mr. Veach stated that the project should be constructed in six phases.

Comments and Concerns

- Concerns were raised regarding negative traffic impacts along Stampmill Drive.
- Concerns were raised regarding fire safety issues particularly with only one ingress and egress roadway.
- Questions were raised regarding water availability to serve the increased development. Mr. Veach stated that water is being provided through Washoe County Department of Water Resources.
- In response to questions raised, Mr. Veach stated that they are discussion the sewer treatment facility with the Tribe.
- Concerns were raised regarding the negative impacts to Natches Elementary School. Mr. Veach stated that they have a letter from the school that they can handle the increased student population.

11. OLD BUSINESS – There are no Old Business items scheduled for review.

12.*CHAIRMAN/BOARD MEMBER ITEMS (This item limited to announcements of topics/issues posed for future workshops/agendas.)

- Bambi Van Dyke asked that the CAB address 9-1-1 Emergency calls for service, REMSA Emergency calls for service and local Sewer Treatment Facilities.
- Bambi Van Dyke discussed scheduling a meeting with Benjamin Veach to address Stampmill roadway issues.
- **Next Agenda Items:** 9-1-1 Emergency calls for service, REMSA Emergency calls for service, Sewer Treatment Facilities, traffic issues, Tribal Issues Update and possible appointment of a representative as a voting member on the CAB, increasing the meeting schedule to every month.

13. ADJOURNMENT – Bambi Van Dyke moved to adjourn the meeting at 9:27 p.m. Ida Louise Swires seconded the motion. The motion carried.

Respectfully Submitted By: Allayne Donnelly-Everett, Recording Secretary