



NORTH VALLEYS CITIZEN ADVISORY BOARD

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held AUGUST 28, 2017, at the Washoe County Administration Office.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Ray Lake. A quorum was present.

Present: Teresa Aquila, Ray Lake, Jean Harris.

Absent: Jennifer Salisbury (excused), Anna Williams.

2. *PLEDGE OF ALLEGIANCE - Ray Lake led the pledge.

3. *PUBLIC COMMENT –

Representative from the Sheriff was present to answer any questions.

Tom Hill, board member on the Reno Neighborhood Advisory Board said a year ago, the North Valley CAB and Reno NAB hosted a joint meeting which was beneficial to the community. We have common goals; we believe it would be efficient if we hosted a joint meeting twice a year. He said he proposed a joint meeting with items for the agenda that they would like to discuss (Library, Basque monument, traffic, schools, RTC bus).

Sarah Chvilicek said she is the Chair of the Planning Commission on the Regional Planning Commission. The CAB meeting was moved to County, which is disheartening not to be hosted in its own community.

Tammy Holt Still said we would like to see the CAB out in our community on a regular basis. We need to address traffic. Effluent waters going into swan lake; the ground is BLM land and has a pact with state to be a conservation. The State of Nevada and Reno determines how much water is put into that lake. They went over the allotment for January, February, and March. They lost their permit; we are addressing issues. Letters have been sent to the Governor.

Dwayne Hubbard said he lives in Lemmon Valley above the flood zone. He said we need a back up road to get out of the valley. They were thinking about Deodar or Chickadee; it was bladed at one time. We need two ways out of that valley. In case of flood, everyone was using that road.

Victoria Andrews said she would like everyone to remember that we need another way out of town, not just Highway 395. When they break ground on 395, it will go down to one lane. Her recommendations were to expand old Virginia. Old North Virginia was the only way to get to their homes during the fire. Let's get the money for park and rides and widen Old North Virginia. There needs to be 3 lanes: Bus/commuter lane. She said she doesn't like that Stonegate wants to eliminate the frontage road. They need to connect that area.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF AUGUST 28, 2017 –Teresa Aquila moved to approve the draft agenda for **AUGUST 28, 2017**. Jean Harris seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 10, 2017 – Jean Harris moved to approve the minutes of **APRIL 10, 2017**. Teresa Aquila seconded the motion to approve the minutes. The motion passed unanimously.

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE — This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. (This item is for information only and no action will be taken by the CAB)

Ray Lake received an email from Jeff, the Project Manager from RTC; he couldn't make the meeting but will make the meeting in October. He wanted to talk to the group about projects.

7. ELECTION OF OFFICERS — Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective from August 28, 2017 through June 30, 2018.

Motion: Jean Harris moved to nominated Ray Lake for Chair Person. Teresa Aquila seconded the motion. The motion carried unanimously. Ray Lake agreed to continue his position as Chair.

Motion: Teresa Aquila moved to nominated Jean Harris for Vice Chair. Ray Lake seconded the motion. The motion carried unanimously. Jean Harris agreed to continue her position as Vice Chair.

8. *COUNTY UPDATE — Dave Solaro, Community Services Director representing the Office of the County Manager will provide an update on County services. Staff is available to answer questions and concerns. Please feel free to contact Director Solaro at dsolaro@washoecounty.us or (775) 328-2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Update for CAB:

- Sphere of Influence drives a lot of projects to the NAB.
- The CAB assists board with planning within the County.
- He asked how do you get your voice heard on a regional level: Truckee Meadows Regional Plan is being updated now – Truckee Meadows Regional Plan website – orange banner to gather input for regional planning input. TMRPA.org to complete the survey. This is one way to influence what projects come to Washoe County.
- CABs are focused on development for their community. The perimeters set by the commissioners are development driven. We will ask for your input...What does a CAB mean in your community? It will look different for each community.
- Ray Lake asked why are we in the Caucus room. Dave said it was a scheduling issue. We apologize for not having it in your community.
- Jean Harris asked about the survey to the CAB members within the next 6 months.
- Teresa Aquila said the meeting is important to the citizens because they can't make the Commissioners' meeting. It's important to have a regular meeting. Their voices are heard here. This is the time to be heard. We need to host regular meeting. Their comments and concerns are addressed. Dave said CAB meetings use to be 'all things Washoe County,' but after 2012, the Commissioners directed staff to host meeting if there is a development project. They want to gain feedback regarding development from citizenry. We are working to get information out to the citizen. What is the best way to get info out and get feedback back.
- Roger said a County Commissioner is in the room. It's nonsense to only have CABs when there are development projects. We need to hear from sheriff, fire, etc.
- Sarah Chvilicek said there are more community rooms in North Valleys; we have multiple options in the North Valleys.
- Russ Earls asked about future development; push for consolidation for emergency services. It's too fragmented. Tax payers should be the primary concern. Automatic aid was cherrypicked in Carson City. Reno will not do the same with Silver Knolls. Reno has no resources with Stonegate coming. He said has been in favor of consolidation. He asked about flooding. 16" versus 12" pipe – cut off from north valleys Silver Knolls – water can't get through pipes.
- Francine Donshick said she is on the planning commission – she said when she was on CAB, she was opposed to making the CAB only for development projects. There are other CAB meetings without development projects. She said the Regional planning survey will close soon and it's not enough time to get input. She said the survey states they have 2% which constitutes as a sample of the citizenry.
- Tammy Still said CAB isn't specifically for building. NRS does not state.
- Member of the public, and a member of the NAB, said this is their first time attending this meeting. He said planning for our community is done at a regional level. He said he is concerned that Reno is seeing far more projects that impact the county. Those are miscommunications. Joining the NAB and CAB once or twice a year is a must.
- Sarah Chvilicek wants to see the Regional plan update survey pushed out through Cmail, website.

- Tom Hill spoke about the NAB/CAB joint meeting; could the CAB join the NABs for when they aren't hosting their meeting. it provides CAB to see what else is going when they are off. Dave Solaro said we are attempting to plan a joint meeting in October. Ray Lake said he would like to see NDOT attend.
- Michael Welling, Silver Knolls resident, spoke about development. He said he encouraged the advisory board of consider meeting monthly. There is so much going on. 8 weeks apart is not good since there is a lot going on

9. *RENO STEAD AIRPORT MASTER DEVELOPMENT PLAN — Tina Iftiger, Reno Tahoe Airport Authority and Laura Robb will provide a status and overview on the development for the Reno-Stead Airport. Ms. Iftiger or Ms. Robb will be available to answer questions from the Citizen Advisory Board. For more information please contact Ms. Iftiger at (775) 328-6417. (This item is for information only and no action will be taken by the CAB).

Tina Iftiger introduced Laura Robb, Lisa Butterfield, Ken Crator

- She spoke about the Business Park Master Development Plan
- She explained the differences between Reno-Stead Airport Master Plan and the Business Park Master Development Plan
- Airport Master Plan – preserve public access to airfield.
- FAA recommended planning process for airports
- Focuses on facilities needed to support existing and future aircraft operations over 20 years
- Addresses aviation industry changes and federal aviation administration standards
- Master developer RFQ and conceptual

Master development plan:

- National request for proposal in 2014
- CAB meetings: April 2015, April 2016
- POA meetings: May 2015, April 2016, May 2017
- RTAA board of trustee public meetings
- Numerous tenant meeting

Current status:

- Master development agreement (12/2016)
- Public private partnership
- Community engagement and tenant attraction
- RTAA is an airport operator and land owner – retains management of all air port operations and related facilities, including existing tenants and FBO.

Dermody Properties is the developer:

- phase 1 ground lease – 100 acres (feb 2017)
- all design, finance, permits, construction, operations and maintenance.

She showed Reno Stead Airport Business Park phasing map:

- Not building within the safety areas
- 100 acres in phase 1
- Phase II is on the North East.
- Not consumer demand – it's driven by the requirements and infrastructure, cost structure. It's not going fast. Infrastructure planning and plan of finance.

Developer's focus

- 2017 legislation – SB 442 economic development incentives
- Targeting aerospace aviation tenant and supporting supplies
- Infrastructure plan
- Financing plan
- Economic impact study
- Financial impact study
- Economic impact studies, finance impacts, infrastructure; we are hoping to get a tenant that warrants support from the State, for example: Boeing, aerospace infrastructure.
- 18-24 month window
- Controlled planned growth
- She showed a conceptual design of the Moya entrance.
- Ray Lake asked about airfreight moving out to stead airport. If something went out there, it would be demand driven by the carrier. We will be concerned if it goes the other way with the amount of infrastructure and grant money if it should go

that way. At the Golden Valley HOA meeting, questions came up regarding the departure at the Reno airport. Air traffic of commercial from the Reno airport. Tina said they have not had any changes; she recommended going to the renoairport.com – link to noise complaints, and a map to show aircrafts in your area.

- Francine Donshick said FAA is in the process of changing routes in our area. Every 90 days they re-assess the routes. Golden Valley is getting a lot of commercial air over our area. Tina said she will see if anything has changed.
- Lisa said 2010-2012 time period there were changes. They are going away from ground-base navigation. She said you could be seeing carriers that can handle their particular routes. Different planes taking advantage of particular routes.
- Russ E. said Moya can't handle runoff. He said he thought the plan was to go into Silver Lake. It can't handle it. Ken Crator said we put a lot of thought into the infrastructure for flooding. You are dealing with 3,000 acres; he said they are looking into installing 3 infiltration basins with an association to maintain them. He said they would recommend to add capacity; he said they want to improve the situation within the North Valleys. Tina said she would like to help with the issues in North Valleys
- Roger Edwards said Trick had their funding and funding in place before they open their doors. EDON has been around a long time; he asked if they have you been in discussion with them. You already got the processes in place. EDON is in place for development. Reach out the governor to ask for funding. Tina said we are doing that. EDON and the governor is part of this process; we need a qualified project.
- Sarah Chvilicek spoke about the fire at Red Rock, one of the access, the gate is suppose to be open at Silver Knolls and Silver Sage. It took a long time to get that gate open. When there is an emergency, Silver Knolls needs to be open. Put it into emergency response plan for that airport. Russ E. said the fire department has a key to the lock. Tina said you can also call the AirComm 328-6600 (24/7 dispatch center).
- Danny asked about air traffic. Lisa said 2010 master plan predicted an aggressive growth, but that didn't happen. We have seen minimum to flat since 2010 out there. We don't have a more current forecast. FAA is predicting flat growth.
- Tammy asked about forecast of what kind of planes will be using the airport. Lisa said general aviation. Tina said we didn't forecast for commercial. Taxi way can't handle; no jet bridges; no towered space. The largest aircrafts are the BLM fire tankers.
- Victoria Edmonds said she went to Regional planning meeting who said they will go down to one lane on 395 when they do construction. Tina said we spoke to RTC, but haven't made request to stage there.
- Tammy asked about a sewer plant. Ken said they have been working with public works director. We need sewer capacity in order to develop. Instead of Swan Lake being used for effluent, it could handle run-off. Tammy said they need to pipe it someplace else. He said we were hoping a tenant would use the majority of effluent water. There are companies who require effluent to cool their facility. There will be opportunities. Developer is concerned about all these issues. It will be a long time to development. We need to work together.
- Terry Donshick spoke about fire service expansion for the airport; Tina said we have been discussing that. Talking to City of Reno and other agencies to support development.

10. DEVELOPMENT PROJECTS – The project description is provided below with links to the application.

10A. STONEGATE MASTER PLAN AND PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENTS (LDC17-00008 & LDC17-00009)

– Request for community feedback, discussion and possible recommendation to Washoe County to support approval of a Planned Unit Development (PUD) on a site that is ±1737.9 acres in size that includes ±5,000 residential units, associated public facilities, open space and nonresidential development. This request includes: 10A1) Master Plan Amendment from ±1,034.93 acres of Industrial, ±238.19 acres of Unincorporated Transition, ±412.34 acres of Single Family Residential and ±52.44 acres of Urban Residential/Commercial to ±41.2 acres of Industrial, ±658.2 acres of Mixed Residential, ±215.2 acres of Urban Residential/Commercial, ±338.1 acres of Single-Family Residential and ±485.2 acres of Parks/Recreation/Open Space; 10A2) Zoning Map Amendment from ±1,034.93 acres of Industrial Commercial (IC), ±118.59 acres of Unincorporated Transition-40 Acre (UT40), ±412.34 acres of Large Lot Residential - 1 acre (LLR1), ±52.44 acres of Arterial Commercial (AC), and ±119.6 acres of Open Space (OS) to PUD; and 10A3) Planned Unit Development Handbook. This request is considered a Project of Regional Significance for: (a) housing (exceeds 625 units), (b) traffic (exceeds 6,250 average daily trips), (c) water use (exceeds 625 acre feet per year), (d) sewage (exceeds 187,500 gallons per day), (e) student population (exceeds 325 students) and (f) employment (exceeds 938 employees). • Applicant Representative: Angela Fuess, CFA • Location: Four parcels, southwest of US-395/White Lake Parkway Interchange, South of US-395/Frontage Road, and East of Sto Lat Lane. 2 additional parcels on northwest side of the intersection of US-395 and White Lake Parkway. • APN: 081-010-13, &18 and -081-110-32 &33 • City of Reno: Heather Manzo, Assistant Planner, (775) 334-2668, manzoh@reno.gov • Reviewing Body: Tentatively scheduled to be heard by City of Reno Planning, August 30, 2017.

Came before the CAB a year ago;

In the last year, Angela said we have worked with Reno to refine the master plan amendment and zone change

Changes within last year:

- Where is Stonegate: Southside of Cold Springs (Hines ranch- cattle grazed on property)
- What is Stonegate: encompasses 1,737 acres of private land
- Stonegate will include 5,000 residences
- Neighborhood center
- Town center
- Industrial
- Schools
- Fire station
- Over 25% open space
- Contained master plan community

Zoning map amendment – current and proposed

- Annexed in 2005; master plan amendment and zone change.
- Previous master plan map/updated master plan map – Reno re-imagine use

Previous land use map/updated land use map:

- Added 360 acres and changed land use in the south. More topography.

Phasing – 20 year development depend on market conditions:

- Neighborhood center in Phase 3
- Schools phased based on school district needs
- Trails and open space amenities
- Neighborhood center – heart of the development. Allowed uses: community center, recreation uses, neighborhood commercial uses, outdoor amphitheater. Boutique uses: coffee shop, Mayberry landing, smaller grocery store.
- Town center: allowed uses: industrial, commercial, open space, high school, multi-family. 2 to 1 ratio- of storm water capacity.
- Schools – WC1, school district has funding. Schools zoned for: Gomes elementary, Cold Springs Middle, North Valleys High school.
- Roads – roads will be phased with development; easements put in place for future access to other parcels; park and ride near interchange. Frontage road will go away, but access through major parkway. Phasing as development happens. Direct connect with RTC and NDOT and is part of their development project plans. Taken into consideration.
- Infrastructure: water – provided by TMWA/great basin water company; Sewer – provided by Washoe County.
- Police/Fire: contained within City of Reno – Reno and District fire service. Two phase: temporary and permanent fire stations. Developer is responsible for fire station.
- Trails – community trails – natural corridors, walking space, gathering spaces for picnic. Contained within the development. Community parks within Stonegate. Trail connectivity.
- Reno Planning Commission on Wednesday; it went to Reno City Planning commission for 5 hours. It will go before city council and then Regional Planning Commission, and back to Reno city council.
- Ray Lake said he doesn't see the necessity of abandoning the frontage road. Angela said when there is a lot of water, it runs over 395; it should have been built higher. The frontage roads adds to that issue. RTC said they are in support of this.
- Jean Harris asked when you propose the town center phased in. Angela said it will be market driven. It's currently not feasible to have a market. If the highschool goes there, it will be the impetus for having the town center. Jean asked about police presentation. Fire is addressed and not police. June 29th City of Reno meeting staff report, it spoke about Reno police understaffing. Jean said it's a good idea to have the fire department tied with police office. Angela spoke about the tax structure: if they don't have new taxes, they don't have money to pay for new service. The needs are based on the demographic. The new development won't warrant a lot of service. Services dedicated to some of the old area of Reno with apartment where the density is high, but not necessarily out there. They will have reserved space for police inside the fire station. She addressed lighting and other safety concepts in the handbook. The Reno City Council suggested those.
- Teresa Aquila asked, in regards to substation, will it be staffed fulltime. Angela said it will be there when they need it. It will be a significant size of HOA association, and they can budget for that. They won't know until the first homeowners move into there. It's not closed/gated. It will have easy access.

Public Comments:

Sarah Chvilicek said she is a Regional Planning board member; asked when the temporary station when will be open; Angela said 250 houses will warrant the station. Station 18 is the closest station; mutual aid needs to be addressed. She asked what the minimum acreage of is for the high school. Angela said 80 acres for a high school. Sarah asked for a plan. Angela said the City of Reno has the

packet electronically online. There is a drilling rig on the ranch property; Angela said they are doing their due diligence to research wells, geotechnical. They will bring in a waterline, but they have water rights currently. Water will come from TMWA and tie into Great Basin Water. Sarah asked about adverse affect on the aquifer. Angela said TMWA, Great Basin Water, County, District health – all has to go through the process.

Victoria Andrews said she went to the Red Rock Community Commissioner meeting; Charlie Moore with TMFPD said the City has annexed more than it can protect.

Angela said private development doesn't go through environmental impact statement. Due diligence has been conducted with numerous amount of impact studies. Victoria said that should have happen for this project. Victoria asked about a power line. Angela said she thinks NV energy dictates the 70 foot setbacks on either side of the power line. Victoria said there will be 180,000 gallons of sewer daily. Angela said a sewer report will show how much will be produced and transported. It will go to Cold Springs facility. It's a phased approach. Reports show master plan totality.

Michael Welling asked about the amount of acre feet of water on property. Angela said we are researching the water rights currently. There is surface and ground water rights on the property with multiple wells on the site. Michael asked medium price point for a property. Angela said the estimate it will vary \$200,000-\$300,000 in the first phase; depends on the market. What we build today may be different than in 10 years. Michael asked about moving dirt. She said they will grade without importing or exporting dirt. Michael said he doesn't understand high school and truckers together. Angela said industrial area and high school in the near proximity. Angela said they will make sure the use is appropriate to go into the industrial area.

George Lee said he attended Reno council and they are in favor of affordable housing. Angela said there would be 200 houses would be set aside for workforce housing/subsidize housing, but there will be no bus route. She said she hopes by phase 5, there will be a bus route to this area.

Tammy Still said cold Springs Sewer plant is under Washoe County authority. Pumps effluent into aquifer. The playa won't be able to absorb the water already there. It will to go over. Angela said all the sewer will go to Cold Springs sewer plant. There is a funding/plan in place to expand the sewer plant, and determine who will pay for that expansion. It can't take anymore. Tammy said Cold Spring sewer plant is already full. The lake should be dry by now. She asked how will the sewer plant not flood out residents from the Washoe County side. Dave Solaro said the rapid infiltration basin gets the water below the playa basin. It doesn't percolate. It's evaporation that takes care of the level of that white lake basin.

Francine said she has issue with the County's website. The links do not work for this development project packet. The original plan stated the underground power. Angela said the Alturas 340KV line will stay where it is. New development power lines will go underground. Francine said according to the Regional Plan, we are over allocated. Angela said that is within TM service area for regional planning and has been for quite some time. Francine NDOT and RTC plans need to improve roads before development.

Nancy Jones said she is from Cold Springs – she said according to the presentation, it's a beautiful idea. But for us out in rural area, we don't want this. She said you can't get a friend to come out for dinner out at your house, let alone to get someone to buy a house out there. We are vehemently against it. You are destroying a beautiful rural area.

Danny C. said when this development goes in, what will you do to protect everyone else around that lake. You will build on the lake and up the mountain and take out the natural watershed. What will you do to protect them. Angela said they went though this year's flood season, City of Reno said the flood mitigation isn't enough at 1 to 1. We need to increase the amount of flood mitigation.

Motion: Ray Lake moved to recommend forwarding the comments and feedback to the Councils. Teresa Aquila seconded. Motion passed unanimously.

11. *PUBLIC OFFICIAL REPORTS

11A.*Washoe County Commission Update — Washoe County Commissioner, Jeanne Herman, will be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman will be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email at jherman@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

She told a story about herself being inspired to run for Commissioner because of CAB availability. Don't let your voice go.

12.*CITY OF RENO NEIGHBORHOOD ADVISORY BOARD UPDATE — CAB member Ray Lake will provide an update regarding the development projects and community updates heard by the Reno NAB. (This item is for information only and no action will be taken by the CAB.)

Ray gave an update:

- Meeting with Nick Thomas at RTC and environmental impact study is underway. Hosting two more community meetings: September 13 and 14 in Reno and Sparks.
- He spoke about the NAB meeting and the warehouse development project. They don't have adequate flood mitigation. Prado Ranch is a large development along Lemmon from Patricia from Oregon.
- They are interested in holding a joint meeting with NAB/CAB.

13. *CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

- Waste management
- NDOT
- Sheriff's department, fire department, airport authority
- Swan Lake update

14. *PUBLIC COMMENT — Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a "Request to Speak" form to the Board chairman. Comments are to be addressed to the Board as a whole.

Danny C. said the CAB and NAB needs a different kind of posting. Older folks don't know about it. There needs to be a post on Lemmon Valley Bulletin board. Same with NAB meetings. Everyone will drive by it and come to the meetings. Ray Lake said he didn't find out about the cancellation of the last CAB meeting until close to the meeting. We need to be consistent with the meetings.

Sarah Chvilicek said she doesn't get CAB or commissioner meeting updates, only job posting.

Francine Donshick said October 10th BCC meeting will discuss the Waste Mangement update.

Ray Lake said Stonegate will go before the Reno Planning Commission on August 30th. Our next meeting is October but looking into a joint meeting with NAB.

ADJOURNMENT - Meeting was adjourned at 8:08 p.m.

Number of CAB members present: 3

Number of Public Present: 35

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga