



East Truckee Canyon 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 East Truckee Advisory Board held October 4, 2017 at the Stampmill Volunteer Fire Station (400 Stampmill Road, Wadsworth)

1. *CALL TO ORDER/ DETERMINATION OF QUORUM –

Members present: Ann Owen, Carrie Silas, Robert Coupe

Absent members: Marci Duncan, Shirley Gutierrez (Excused), David Gallegos (excused).

2. *PLEDGE OF ALLEGIANCE - Commissioner Hartung led the pledge.

3. *PUBLIC COMMENT –

Nate Kusha spoke about the Truckee Meadow Regional Planning Agency. Updating the plan every 5 years; public input process is now.

4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 4, 2017– Anne Owen asked to moved item 7A after item 8A. Carrie Silas moved to approve the agenda for the meeting of **OCTOBER 4, 2017** with suggested changes. Anne Owen seconded the motion to approve the agenda with changes. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 3, 2016 – Carrie Silas made a motion to approve the meeting minutes with **FEBRUARY 3, 2016**. Anne Owen seconded the motion to approve the minutes. The motion carried unanimously.

6. ELECTION OF OFFICERS – Citizen Advisory Board members will select and appoint members for Chair and Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

Chair

MOTION: Carrie Silas nominated Anne Owen for chair. Robert Coupe second the motion. Motion passed unanimously. Anne accepted

Vice Chair

MOTION: Anne Owen nominated Robert Coupe for vice chair. Carrie Silas seconded the motion. Motion passed unanimously. Robert accepted.

7.*PUBLIC OFFICIAL REPORTS

A.*Washoe County Commissioner – (Item 7A MOVE TO AFTER 8A) Commissioner Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Hartung can be reached at (775) 328-2007 or via email at vhartung@washoecounty.us (This item is for information only and no action will be taken by the CAB.

Commissioner Hartung, gave an update:

- He said it's rare to go a long time without meeting. He said we will see additional development project applications for this area. He said a private individual purchased land west of here and wants to put in housing west of this neighborhood. He said we won't let them build the houses with septic tanks; the developer would be required to build a sewer treatment facility. If he were to build 320 houses, the sewer plant would be \$25million. He said there are huge hurdles; he doesn't have water. If they got an approval, you would see things new things in your neighborhood – waste treatment facility, a new school. It's not for a long long time. He said they must transfer waters rights. There are no more water rights. He will have to import water. The developer would have to install a new access to the freeway. He spoke about the Feather River proposal. The Commissioner said there are benefits to new development; the housing values go up

with a development in the area. However, it's cost prohibitive. He said they have an entitlement to build 325 houses. Commissioner said he would follow up with Robert's question and have Mr. Green call him.

- **Alex Kukulus, a Representative from TMFPD – gave an overview:**
- Washoe County – 330,000 acres have burned in the County this summer. 243 fires in the last four months; average of two a day.
- Please continue to be careful
- Prevention/fuels maintenance: There will be open burning in October if we have the opportunity for wet weather. Might not have a fall burn. Open burning is closed due to air quality control November 1 – March 1st.
- Commissioner Hartung said Waste Management offers 4 free dump days anytime you want – show up with your ID. Free dump days two days out of the year – May and October. If you can't burn your debris, there is another way to haul it away. Anne asked there could be free dumpster out here. It's a problem to haul it out.
- Alex Kukulus spoke about getting a burn box; working on the permit for the burn box.
- Robert said the neighbors are fire hazards. There are some tumbleweeds are 10 feet high. The fire representative said yes, if it is visible from right-a-way, then the fire district will come out. He encouraged Robert to call 326-6000X1, the prevention bureau.
- A public member said our neighborhood watched that fire to come over the hill, it grew. She said they were on volunteer evacuation. She said they watched three planes fight it and the fire fighters work hard on it. She asked about a fire break, defensible space near her home. Alex said it's a 30 feet; the prevention bureau can speak to that enforcement. Commissioner said there are no teeth in the nuisance code to do weed abatement. He said it's hard to enforce. A public member said we need the burn box to help with fire prevention. Commissioner said we can work with Waste Management about dumpsters, but the County doesn't provide dumpsters. She said having a dumpster just a few times a year would be helpful. Commissioner said Commissioner Lucey a lot of area in his District with pine and forest. The residents want someone to haul off the debris off the forest floor. There has to be solution.
- **Don Pelt, Pyramid Lake Fire Department, gave an update:**
- He said they have a Mutual/automatic aid with REMSA to take over your community EMS services. He said they are the primary fire and EMS ambulance services over REMSA. He said you could get 3-4 ambulances in the neighborhood. The agencies will be dispatched depending on the emergency. He said we have been at this station for 3 years. He said they are renewing automatic aid with TMFPD. We have been happy with the outcome. We will still be in this station; operated by Pyramid Lake Fire, but owned by TMFPD. We Pyramid Lake fire department offers a similar ambulance saver program – \$45 a year to cover what your insurance won't cover. Get silver saver and ambulance saver to cover. North Lyons to honor their ambulance saver. Hopefully you will get their service without paying the bill. If you are a tribal member with non-tribal members in the house, it is \$25. It will renew on calendar year. Renew now and you will get a couple of months for free.
- The station sign outside is peeling and aging. Pyramid Fire will replace the sign. He said they have been busy with the fire season. The sign with reflect the agencies' logos. He said they have been dealing with fires and floods. He said they received 630 calls this year. He said people are getting to know their quality service. He said they are here if you have questions or concerns.
- Anne said there are issues in the neighborhood. Anne said she handed out a notice of the CAB meeting. There are issues amongst the neighbors. Commissioner Hartung said the sheriffs need to be called. Hartung said we can get an address and get someone out here to pay a visit

B. *County Update – A representative from the Office of the County Manager will provide an update on County services. Staff will be available to answer questions and concerns. Please feel free to contact cab@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).

Dave Solaro, Assistant County Manager, gave an update:

- The County utilizes the CAB as a tool to get public input on development project. This is a different format for the CAB; won't have different agencies come out to speak, rather specifically focusing on development and development related items. He said this is a great resource to understand and educate rules and regulations. He said the regional planning agency is part of the development. There are open meeting laws with rules and regulation within running these meetings. He said he understands there are other needs, and they are working on tools to address those needs; those may be in the form of community forums.
- Washoe County 311 – a information line for the County with an after hour call centers. There is a website through www.washoecounty.us.
- Commissioner Hartung congratulated Dave Solaro for his recent position as Assistant County Manager. Mr. Hartung said the CABs were all about planning when he first was on the CAB. He said they are moving it back that direction. Dave said we are transitioning over the next 3 months. Dave said he will be reaching out to the CAB members to get input about training, etc. He said we have dedicated Alice McQuone to CAB. He said it's a positive change. Commissioner Hartung said it's a planning function. CAB members are citizen planners, and the first step of planning before planning commission. He said that should not take away from having other discussions. It's part of the manager's office.

8. DEVELOPMENT PROJECT

8.A. *Dodge Flat Solar, LLC (200MW Solar Energy Center with a 1,200-acre Solar Field) – This presentation has been requested by the developer to provide an overview of the proposed project before the formal application is submitted. (This item is for information only and no action will be taken by the CAB). Special Use Permit Project Description: A solar generation facility that would include a substation, energy storage facility, switching station, and a solar field up to 1,200-acres in size on four parcels located at or near 2505 State Route 447.

Applicant/ Property Owner: Dodge Flat Solar, LLC/David Merrill

Location: 2505 State Route 447

Assessor's Parcel Number: 079-150-29, 079-150-11, 079-180-16 and 079-180-14

Staff: Planner Kelly Mullin, 777-328-3608, kmullin@washoecounty.us

- Jesse Marshall, Dodge Flat Solar Representative, gave an overview of solar and energy storage:
- Dodge Flat Energy center off of highway 447, Olinghouse Road. North East of Wadsworth, past the dump.
- He said its private land.
- He introduced his colleagues: Eric H., David H., John
- 200 MW facility. Single axis trackers that track the sun across the sky.
- Solar panels
- Inverters; convert power from solar panels from DC power to AC power.
- 1,200 acres
- KB lines going through the property and tying them into the electrical grid
- 200 MW storage for batteries
- NV energy substation to be constructed

He gave an overview of the company:

- Outside of Primm and North Las Vegas
- Solar, wind, gas
- Long term owner and operators of these utilities.
- Lot of experience building facilities similar to this.
- New technology: Solar and battery
- Very good at running power lines.
- Have operations all over the country

Project:

- We've been working on this project for a while: environment, engineering, agency permitting process. He said they are getting good feedback. It's a good location. No big environmental concerns out there.
- He gave an overview of the map: Location; Map of before and after
- Water rights – exploring the existing wells for project. Water for dust and construction. After the construction, there is little to no water use.
- Minimal power lines would be put in for towers. It will feed into the new NV energy substation.
- No utility corridor planned. Using existing infrastructure.
- In close proximity to the industrial center – Tesla, Apple. Apple already agreed to purchase 200 MW of solar from NV Energy. Jesse said we can be competitive and an attractive opportunity to the users. There are benefits to stay local. Companies can show the facility up the street from the data center.
- These are expensive projects; we need the power purchase agreement.

Questions:

- Robert Coupe asked about the lane that goes into Olinghouse Road. He showed the other access road. Jesse said there are existing rights for access. He said they are working with the Paiute Tribe for easement to use Olinghouse Road for main access. It's a wide access road of off 447. Robert said this road down the street is emergency access road.
- Ms. Gutierrez asked how the community will be benefiting from this project. Jesse said the sell of power output is wholesale to NV Energy. He said where the power goes from there is up to them. He said because of the scale, there is no way to split the project to a local community. It's a large scale; large energy users. The power output would power 50,000 homes. It will have impact on community during construction. The power purchase agreement is 20-25 years. The life of equipment is beyond that. Jesse said they want to be good neighbors. He said they want ideas to help community out. He said they can help to install a small facility to power something for the community. He said they are willing to make commitments.
- Tammy said she grew up across from that proposed project location. She said they will live there for many more years. She said she is concerned about the construction. She said other projects happen out there and the developers always made promises and never kept their promises. She said she wants something sustainable. The representative said they will send technicians out to maintain the road. There won't be too much traffic after the constructions. The operation is below County codes on noise generation. He said he wants to have dialogue with neighbors and have solid commitments.
- A public member asked about job creation – 15 jobs will be required to run the daily operation. There will be a peak of 500 workers during construction.
- Commissioner Hartung said this is part of the Governor's goals of renewable resources – Renewal Portfolio Standard, which is a certain percentage from renewable resources. This will help with that. Commissioner Hartung said we want those power purchase agreements to be memorialized in writing in the development code. Jesse said we want this to be on the list of the community's priority and help with priority projects. Commissioner Hartung said we have had numerous meetings and they wanted to get the feedback from the community by attending the CAB. Commissioner Hartung said John Berkage was the interim County Manager and Assistant County Manager and is now on their team. Commissioner Hartung said they want to be good community partners. He said you won't hear them; they won't make any noise, any reflectors, no towers. Commissioner Hartung said if there is adjacent land, you can have your own solar field.
- Jesse said they are working with BLM to gain more access roads. He said the current land has mining tailings. It's been worked over by mining. There are several entities involved: Washoe County, BLM, public utilities commission.
- Carrie Silas asked when is this going to take place. Jesse said we have to go through permitting. It could be 2019. Tax credits are provided for solar companies by the federal government. People try to take advantage of the lowest price of supplies and fullest tax credit. Technology alignment, tax credit the highest, while prices are low – all aligned. It's a long process.
- A public member asked about approval and construction. Jesse said construction will be 12 months to build the facility.
- Robert Coupe asked about security. Jesse said it will be fenced and monitored.

- Commissioner Hartung asked about fire suppression. Jesse said it depends largely on the vendors. The fire suppression looks different depending on the vendor. He said on smaller facilities, there are shipping containers that have HVAC and suppression. On this size, it would be an entire building. Or a series of refrigerators as the fire suppression. It will prevent spread of fire.
- Don Pelt said there are several fire departments working in conjunction; they will work together to get training on the solar panel on this property. Jesse said we will develop a plan.
- Truckee Meadow Fire Protection District representative, Alex Kukulus, said they have had some experience with solar panels, but not of this size. He said we will be trained on this facility. The lines are underground, so we don't have the same issue we do as with the lines above. Jesse said we have contractual obligations and ensure there weren't problems.
- Commissioner Hartung asked about dust mitigation. Jesse said they meet all requirements with a dust mitigation plan. Eric said they are working with County staff. He said we will grade roads and substation on this site. Dust control during construction. County staff indicated the issues and concerns of dust.
- Kelly Mullen, Staff Planner, Washoe County introduced herself. She said please contact her with question, concern, comments that will be included in

9.*CHAIRMAN/BOARD MEMBER ITEMS – No announcements or future agenda items.

10.*PUBLIC COMMENT – No Public Comments.

11. ADJOURNMENT – Ann Owen adjourned the meeting at 7:45pm.

Respectfully submitted by: Misty Moga, Administrative Recorder

Number of CAB members present: 5

Number of Public Present: 14

Presence of Elected Officials: 1

Number of staff present: 1