



## 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 these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held May 13, at the North Valleys regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

**CAB Member Edwards indicated he was going to arrive late, so Chair Lake allowed the Highway 395 presentation to start before the meeting was called to order. Mr. Pedro Rodriguez, a representative with NDOT, provided an update and held a discussion regarding the Upcoming US 395 North Valleys Improvement Project.**

**1. \*CALL TO ORDER/DETERMINATION OF QUORUM** - The meeting was called to order at 6:37 p.m. by Ray Lake. A quorum was present.

**Present:** Ray Lake, Pat Shea, Roger Edwards (Arrived at 6:37 p.m.)

**Absent:** Teresa Aquila (Excused), Jennifer Salisbury, Craig Durbin

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

**3. \*PUBLIC COMMENT** –

Tom Riffel spoke about a ditch that Urban Outfitters has dug up and filled in with water behind his house. He said he lost 6-10 feet of his yard. He spoke about the boundary line between Washoe County and City of Reno. He said nothing can happen until the water goes down. It keeps eroding away. Washoe County brought some work crew to help. He said he would like to speak to someone from the City. He said after 2017, we brought in dirt to create a berm which is eroding. The water is seeping through. He said there are only about 6-7 houses impacted.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 13, 2019**– Ray Lake moved the 395 presentation to the start of the meeting to allow time for Mr. Edwards to arrive and respect the time of the presenter. Roger Edwards moved to approve the agenda for **MAY 13, 2019 as amended**. Pat Shea seconded the motion to approve the agenda as amended. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 11, 2019** – Pat Shea moved to approve the minutes of **MARCH 11, 2019**. Ray Lake seconded the motion to approve the minutes. Motion carried unanimously.

**6. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. [https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php)

**6.A. Special Use Permit Case Number WSUP19-0009 (TMWA Booster Pump Station)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a ±2,335 sq. ft. booster pump station, including emergency electrical generator and electrical transformer for the Truckee Meadows Water Authority. This property is located within the Reno-Stead Corridor Joint Plan area. (for Possible Action)  
Applicant/ Property Owner: Truckee Meadows Water Authority/Heinz Ranch Land Co, LLC

Location: 10150 Trail Drive, at the southeast corner of the intersection of North Virginia St. And Common Rd.  
Assessor's Parcel Number: 081-031-13  
Staff: Kelly Mullin, Senior Planner; 775-328-3608; kmullin@washoecounty.us  
Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 6, 2019

Kelly Mullin, Washoe County Planner, provided an update on this case, and was available to answer questions regarding policy and process questions.

Angela Fuss, project representative, provided a project overview

A Special Use Permit is requested because the pump station is a utility proposed in a residential area. The pump station will be installed on a 1.5 acre parcel; half of the parcel will not be developed or disturbed. A Booster pump station will be on the north side of the parcel away from the residents. The parcel that is not disturbed cannot be subdivided and won't be developed. Angela Fuss provided a rendering of the pump station façade

Roger Edwards asked what kind of noise will the neighbors' experience. Angela Fuss said the pumps will be stored within the station. He asked if the truck traffic will be minimal. Angela said TMWA will do maintenance and check on the equipment. Pat Shea asked the expected sound levels in decibels. Angela said a noise study has not been conducted. There will be a back-up generate that will be run monthly for testing.

A representative, Jason from TMWA, said it will boost the water north to the top of the grade. The water will will not come from well water.

Roger Edwards asked if this will serve Stone Gate. Angela said it will serve Stone Gate and other projects as well.

Ray Lake asked about run-off and drainage. Angela showed a map to show infiltration basins and drainage on the property. She said they analyzed the area that will be impacted. She said their project will not impact the Sierra Safari Zoo.

Roger Edwards asked if the plumbing is already installed. Jason said not yet. Pat Shea asked the surface material. Angela said its asphalt. Ray Lake asked about the undeveloped parcel. She said it will remain sage brush.

#### Public Comment:

John O'Neill asked about the timeline of constructing the pump station. Angela said once the Special Use permit and building permits are approved within the next 3—4 months, construction can start in this construction year depending on weather, and timing of developments. She said the pipe has to be installed as well as this pump station. Additionally, a water tank will come before this board for approval in the next few months which will need to be constructed. Mr. O'Neill asked why a pump station is being proposed in a residential area instead of the commercial and industrial. She said it's based on the water line and topography. Mr. O'Neill pointed out the current flooding, ditches and erosion. He suggested doing the roads, pipes, and sidewalks. Angela said the undeveloped parcel needs to be cleaned up. Angela said City of Reno requires sidewalks, but this is in the County and sidewalks aren't required or encouraged.

Ray Lake asked what happens if this gets denied and doesn't get built. Angela said it would appeal to Board of County Commissioners or seek an alternative site. She said they had a hard time to find a vacant lot in this

topography. Mrs. O'Neill said the common road is the only way to access her property. She is concerned with access. She said no one takes care of Trail Drive. It's rutted out. Mr. O'Neill said Common Road will erode. A culvert is necessary. Angela said technically that should be public road. Mrs. O'Neill said those are privately owned. Angela said the subject parcel is privately owned and it won't impact driveways nor roads. Angela said the pump station and homes have legal access.

Jerry Simmons said Stone Gate developers will improve Virginia Street with paving and widening with roundabout at White Lake and Virginia. It might help the drainage issue. Virginia will be a secondary road that may help.

**MOTION: Roger Edward recommended approval of this project for future development with low impact with screening. It looks like a house. Pat Shea seconded the motion to recommend approval. Ray Lake said this will be less intrusive than a regular neighbor. The motion carried unanimously.**

**7. \*Update on and Discussion of the Upcoming US 395 North Valleys Improvement Project- Pedro Rodriguez, NDOT Project Manager provided an update and lead a discussion on the US 395 North Valleys Improvement Project (Project limits are on US 395 from Lemmon Drive to McCarran Blvd.)**

The public asked questions such as: why doesn't the project extend pass Lemmon Valley; when were the traffic studies conducted. Mr. Rodriguez said traffic studies were conducted at peak hours, non-peak hours over the past year. The traffic study didn't warrant extending the project pass Lemmon Valley. Mr. Rodriguez reviewed each of the phases and timeline of development process which include studies for the improvements that will be completed. The first phase can begin in late 2021. He discussed the current status with studies, analysis and design. A public member expressed the need to extend the project north to accommodate Stone Gate development. Mr. Rodriguez said it's not feasible to spend that money. He said they are focusing on what the traffic study deemed important now. A public member asked if there is the possibility of mass transit to help accommodate the needs. Mr. Rodriguez said their goal is to make commuter traffic safer. Mr. Rodriguez said traffic study and analysis are conducted to address the needs for the next 20 years. If the analysis was no longer correct, then it would be conducted again prior to 20 years. There is a website for the project. Stay tuned for additional information as more details become available. He said public information meetings will be held. Roger Edwards asked why there are so many designs necessary; why can't they begin work based on their plans they currently have for the roadways. Mr. Rodriguez said the design is part of the environmental studies, planning, preliminary design, final design, and right-of-way engineering and acquisition. Laws prevent any agency from constructing without thorough analysis and studies. Utilities have to be mapped and evaluated.

## **8. \*PUBLIC OFFICIAL REPORTS**

**8.A.\*Washoe County Commission Update** — Washoe County Commissioner, Jeanne Herman, was not available, but can be reached at (775) 501-0002 or via email at [landfindercountry@gmail.com](mailto:landfindercountry@gmail.com).

**9. \*CHAIRMAN/BOARD MEMBER ITEMS** — Roger Edwards said he requested a moratorium on all development. He requested to agendize a moratorium on development.

Ray Lake said he spoke with Dave Solaro, Assistant County Manager, about having other items of interest including the discussion about NDOT projects. He said we need community members to show up and listen to these items. Ray Lake thanked Dave Solaro for taking the time and consideration.

## **10. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF —**

With no further public comment, Ray Lake closed the public comment period.

**ADJOURNMENT** - Meeting was adjourned at 7:21 p.m.

Number of CAB members present: 3

Number of Public Present: 24

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga