



South Truckee Meadows/Washoe Valley 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 South Truckee Meadows/Washoe Valley Citizen Advisory Board held May 11, 2017 at 6:00 P the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. ***CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at 6:00PM.

Member Present: Jim Rummings, Jason Katz, Patricia Phillips,

Absence: Kimberly Rossiter, Steven Kelly, Bob Vaught. **Excused absence:** Marsy Kupfersmith, A quorum was determined.

2. ***PLEDGE OF ALLEGIANCE** - Jim Rummings led the Pledge of Allegiance

3. ***PUBLIC COMMENT** -

Karen Criter said she is a 31 year resident, and a part of the Washoe Valley Alliance. The Celebrate Washoe Valley event is this Saturday, May 13, 10am – 3pm. Meet the crews, wild land resources, south valleys fire department, crews from BLM, and learn from master gardeners, recreation opportunities from state park and Washoe County Parks. 30 organizations will be represented. There will be the Northern Nevada Blue Grass music and raffle prizes.

4. **APPROVAL OF AGENDA FOR THE MEETING OF MAY 11, 2017** - Jason Katz moved to approve the agenda for **MAY 11, 2017**. Patricia Phillips seconded the motion to approve the agenda for **MAY 11, 2017**. The motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 9, 2017** – Pat Phillips moved to approve the meeting minutes of **MARCH 9, 2017**. Pat Phillips seconded the motion to approve the meeting minutes of **MARCH 9, 2017**. The motion passed unanimously.

6. **DEVELOPMENT PROJECT UPDATES** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: www.washoecounty.us/comdev/da/da_index.htm. These items have previously been heard by the Citizen Advisory Board.

6A. Ascente' (Tentative Subdivision Map M16-009, Special Use Permit SW16-003) – Update and discussion by the Citizen Advisory Board members regarding proposed changes to the Ascente development project South of Fawn Lane and East of Shawna Lane that were developed based on community feedback to include project design, access, traffic, drainage/water, grading and density. The two permit requests for a permit include a tentative subdivision map (Case Number TM16-009) to create a 225 lot single family common open space subdivision and Special Use Permit (Case Number SW16-003) to approve water storage tank. This item was previously heard at the STMWV CAB meeting on November 10, 2016 and is available for review online or by visiting www.washoecounty.us/cab Discussion from both the November 10, 2017 meeting and May 11, 2017 Citizen Advisory Board meeting will be provided to the Washoe County Planning Commission.

- Applicant/Property Owner: Applicant: Symbio Development, LLC. Property Owner: Gary Nelson and Jeanie Janning, NNVI Partners LLC
- Location: South of Fawn Lane and East of Shawna Lane
- Assessor's Parcel Numbers: 045-252-14 & 045-252-15
- Staff: Trevor Lloyd tlloyd@washoecounty.us, 775-328-3620 and Kelly Mullin, kmullin@washoecounty.us, 775- 328-3608
- Reviewing Body: Tentatively scheduled to be heard the Planning Commission on June 6, 2017.

Trevor Lloyd, Washoe County and Development Planner

The Project is a continuation from last 2016 which came before this board last fall

As results from last meeting with CAB, there have been changes to the proposal:

- 225 lots – lower traffic, student counts
- Significant change to design and grading
- Schedule to be heard at June 6, 6:30 pm planning commission meeting – Commissioner Chambers

Angela Fuss gave an powerpoint overview :

- Concerns raised at the November CAB:
 - Too many homes
 - No buffers to existing neighbors
 - Too much traffic
 - Too much grading
 - Existing storm drain problems

Proposed project redesign:

- Added 40 ft wide open space buffers between existing and proposed perimeter lots with single story homes next to existing homes.
- Modified design guidelines to require standards for LID, fencing, grading, landscaping and site planning
- Reduced grading which reduced disturbance to the hillside native vegetation
- Reduced lot count which assures reduction to traffic and Shawna and Fawn
- Increased drainage trail corridor width from Galena Creek through the project
- Proposed changes in density
- Reduction of 56 lots – 20% reduction

Proposed Changes to traffic:

- Reduced traffic by 20%
- Added acceleration lane to Mt. Rose Highway
- Added traffic calming on Fawn Lane
- Added equestrian/biking/pedestrian trails to Fawn Lane
- Added/removed stop signs on residential roads
- Added school bus stop at Shawna Lane/Millie Lane.

Proposed Storm Drain Improvements:

Added drainage channel to accommodate potential overtopping from the existing retention basins at the Estates at Mt. Rose

Detention basin #1, #2, #3 – oversized by more than 20% for improved sediment control, #4 detention basin

Next Steps – planning commission hearing June 6

Public Comment:

Ryan Loetscher, represent the community; express concerns. Created a website to inform the community of the Ascente project. What this new proposal does not address: incomplete geo tech studies, lead testing incomplete, construction issues, traffic safety, fire/emergency issues, zoning violations, changing the nature of the neighborhood, connectivity for 220 new homes, parks and trails, water and well protection, wildlife studies. When will phase II be part of the overall plan. The area forest plan is not being followed. They should follow code. Is this a new plan? what is the value of the neighborhood. New infrastructure support.

LeRoi Porter said she is a natural and environmental scientist, worked at UNR for 23 years for health and safety department. She will discuss the geology and faults hazards. Development in fault areas should be discouraged to protect public safety. Ascente has more than one fault. Insufficient and incomplete is how Ascente’s own geology team classified their geotechnical research report. Adding that ‘a field exploration sampling and testing program should be complete to verify. There are no question that the faults are there as determined by State and Washoe County

geologists. The faults are there, but don't know where they are. She showed on a map the faults stop on the Ascente map. The faults don't stop at the northern property and extend into the property.

Kris Hemline spoke about environmental impact assessment. No geotechnical study has been conducted. How can they make assumptions. Need robust geotechnical studies. Mt Rose Estates conducted this study as required. They have to conduct 600 cubic yard blasting and grading. They don't know how deep they will have to blast or grade. How will they protect the community. How will the blasting be mitigated. They don't have any data. How can they conduct this without field data. The potential geological hazards are not documented. We need to see how.

Jack Broadhurts said he lives on Goldenrod Drive; he showed a slide of Fawn Lane with Callahan ranch; emergency exits cross the faults. The prior owner, Hans Burkhart, left this area a park due to the faults. According to County development code – development in earthquake fault area is to be discouraged. No habitable structure or structure whose integrity is critical to maintaining the public health and safety, shall be located on a fault that has been active during the Holocene epoch of geologic time or as determined by site specific geologic study.

Chip Porter said he is a geological engineer and this is insufficient geological study. He provided detail study to Washoe County staff. His consulting company use to be hired to find active faults. He showed two geological maps spliced together to show faults crossing and entering the subject site. The Ascente project is located with faults projecting into the site. There is a boundary fault on the heavy development part of the site and they are active. The estates development identified the faults and submitted plans of development to avoid building on the faults. The red lines on the map show suspect faults. They have done no work to identify the faults and activities. In absence of research, I urge you to deny this project.

John Beach said he lives off of Callahan Road. August 2016, Robert Parker said in a report in the RGJ that the soil in the Ascente project reported lead on the property. He produced environmental toxic studies for 32 years. He worked with the EPA for 14 years for clean-up sites. They don't have enough kind of measurements of concentrations with soil samples. They didn't take enough sampling. The back ground analysis was bad. Contamination is there, and they don't how much is there. Data shows the concentrations are above EPA numbers of the site. It's the County responsibility. Deny the application until correct sampling to show adults and children will be safe.

Public member said this proposal calls for 2.5 years for preparation. Ascente studies said the toughest rocks are on the site. The pad for water tank site requires rock removal. Ascente's own geological study says 'soils are very shallow before hitting bedrock.' They have to remove the rocks. The County must conduct soil and geological studies. The proposal states that no material will be imported or exported during the construction phase (except for asphalt and cement). So all rock that is to be moved must be crushed on site allowed for backfill of trenches and building pads. Their proposal doesn't indicate what they will do with all this rock.

Janis Foltz said crushers would be located on site, 300 yards from existing homes or less. The construction process is schedule of 2.5 years. Not to mention the dust. The forest plan says this can't be forced on other communities. County precedent has not allowed rock crushing next to existing neighborhoods and should not be allowed here. 1000 yards of andsite rock should not be crushed on their property. Impact of quality of life and dust. They must haul if they don't crush on site. The only route would be Fawn lane – 30,000 trips of 10 yard containers hauling off site. What would this do to the road and existing neighbors. How can they move forward without addressing this issue. They do not have the right to harm their neighbors.

Nancy Davis spoke about amount of grading for non typical terrain and trenching; they expect to conduct extensive blasting. There are many protocols when you are blasting. We don't know what Ascente's protocols will be. Continuous blast monitoring stations will be needed for the protection of existing residents located within the blasting zone. Fly rock can easily escape blasting pads damaging nearby homes. This will go on for 2.5 years. Where do homeowners go to? Livestock and pets along with residents will have a very hard time dealing with 2 years of blasting. Wells will be affected in the area. If it is affected, the home could be abandoned because they can't connect to municipal water. Can they get their repairs paid by the LLC. There needs to be restrictions on traveling on roads during blasting. There are no fire

hydrants on Fawn Lane areas. Ascente has a right to do what they want on their property, but not affect other communities.

Marty Moran said he is on ground zero where all is happening. All the sound generated. He investigated the sound of a tractor and it's 85db. There will be a lot of tractors idle. Within the zone of 10-300 yards within Ascente, workers have to wear hard hat and hearing protection. Neighbors don't have this protection. Rock crushers and tractors can be louder than 100 db. The current residential and rural character of the neighborhood should not be made to suffer 2.5 years of construction noise, blasting and rock crushing. Forest planning area document states that they cannot have a cut greater than 8 feet. Tentative map talks about cut and roads of 96 foot cut and fill. Does Ascente have the best plan for the area. The next issue is water – 25 million gallons for construction. There is no mention of where the construction site will get its water. Will it use the same potable water that the neighborhood uses or will it import all the water from outside sources.

Joel Ellis said he has lived on Fawn Lane for 30 years. This site will need many millions of gallons of water to control dust and for compaction over the 2.5 year life for the construction. They will bring dump trucks, construction trucks. We already have a water problem; don't just dump it on the ground for this development. If the water source is somewhere outside the construction site, our roads must support the weight of the daily supply of water. He said he won't be able to pull out of his driveway with all the construction traffic. The size and nature of the road cut that will link all three subdivisions is not allowed under the forest plan. We bought out there because it's quiet. We are long time resident – concern with safety, construction. We don't see our livelihood destroyed.

Marium Samuelson said the residents of community came together because our neighborhood is at risk. We bought because we love the character of the subdivision. There is plenty of space around our home. The traffic won't allow for us to walk the neighborhood. We can hear the wildlife and the dark skies allow us to reflect our quality of life in this area. The character statement outlines the growth and desired character. We spent time and energy towards rural character for chickens, donkeys, and vineyards. This plan will drastically change this. 800 car trips on our quiet roads. Continuous noise and damage on roads; this will impact the quality of life.

Julie Moran spoke about rights and responsibility. The forest area plan outlines future development. Washoe County and residents worked hard to development plan. The forest area plan, the impact of development, must be mitigated – including but not limited, parcel matching, consultation and cooperation, and should conform to policy. The plan says Development will blend with nearby development, and will be compatible and enhance scenic corridor and enhance character area. Please reflect if this plan meets the blend. She showed a google earth map and overlay of development. It will take up all the area. It's not a neighborhood view shed. It doesn't keep the integrity. It negatively impacts and doesn't mitigate issues.

Mary Cook spoke about Ascente's proposal seismic shaking, flood, and traffic increases - it will create chaos during evacuation. Ascente does have a right to development, but don't have the right to impact downstream neighbors. Neighborhood roads increase is unacceptable - 200% increase in traffic. The streets are narrow. We are at risk of harm; it's a burden. Fire and danger is potential risk. The Callahan and Fawn Lane have received two evacuation orders in the past few years. There is no fire fighting access. There are no hydrants. Fires in the area move out of the southwest. During red flag days, fires can move 3 miles per hour. There are only two exits, which will be compromised. They must show the potential fire mitigations.

Kailey spoke about trail connectivity. We appreciate the access to trails. The trails proposed are too steep. Concerns are not being addressed. They have not addressed the mitigation to infrastructure regarding fire protection and fire exits. We ask the County to go back to the drawing boards.

Laura McHarg said this is an unsafe, unacceptable proposal. Insurance bond and cash bond is how most municipalities handle risk. No offers to build walkways, parks, roadways. It's full of what if. What about current residents and accountability for potential damages by poor performance by the contractor.

Chuck Price spoke about what happens when an LLC fails. Washoe County and tax payers lose if they fail to meet financial obligations. We require a cash bond during damages during site preparation. They should hold a bond for 3 years after completion to make sure all mistakes have been taken care of. Abandonment would leave a huge scar for tax payers to clean up. Do you remember the Reynen and Bardis/Callamont scare. Abandonment of the project is very possible due to the geological issues that this project will face. The abandonment would leave a huge scar on the face of the Steamboat hills with the tax payers. It makes good neighbors. Traffic studies are just studies and not what will actually happen. We just wait to see what the public really does. They will not undertake any infrastructure upgrades. The bond can pay for the upgrades. Bond should be 3 years beyond final buildout. Should tax payers pay for those shortcomings.

Gretchen Kvaal said there are 100 private wells. Who will fix the loss of water level or damage to the wells. There will be blasting and shaking. What will be the effect to the well. No one will guarantee. Monteaux development impacted the wells in Callahan Ranch before and paid for residents to connect to municipal water source who had damaged wells. 5, 10, 50 or 100 year flood events, and could Ascente make flooding worse. Ascente geological report said blasting could cause damage to properties and wells. Who will pay for the damage. We are asking for a cash bond to protect residents and County.

Russell Monette is a 23 year resident. Appropriate mitigation would include open space buffering and matching lot with community consultation; must show how that will conform to this policy. Allow for zoning changes, Ascente, the forest area plan requires buffering, MRMOD, to separate the current residents from new resident. If it isn't maintained after build out, cash bond can pay for these issues. According to Forest plan F218E, suburban rural character requires buffering with open space, ridges, outcropping or landscaping. Trails and trailhead parking can be covered in cash bond to protect the current residents. When you move the dirt in Nevada and you have a dust storm. A cash bond can help with dust.

Martha Campbell said traffic will increase on adjacent road by 40% with no mitigations. It will have negative impact. Assumptions in traffic impact study are flawed: 45% more projected traffic, report claims. Traffic estimates are low balled. The traffic report assumes only Donner Village will use Shawna Lane as its primary access – this is unrealistic. If only 3 Whitney village homes choose to use Shawna Lane, Cherrywood become a collector street with requisite improvements. Traffic study does not account for cumulative. Callahan road will see increase of 800 trips a day based on the Ascente traffic plan plus 2,000 more trips of the already approved projects. This brings Callahan road to near capacity of 95%, the intersection will be over capacity. Models are no better than the assumptions that go into them.

Ruth Hagan said she lives on Mountain Shadow Lane; she spoke about Mt. Rose access at Thomas Creek Road. Original developer of Matera Ridge, Hugh Hemple, received special zoning in the Matera ridge plan based on implied access from the proposed collector at the stop light on Mt. Rose. The Thomas creek intersection should logically then be the main access for this development. Safety is the most important reason that Ascente obtain direct access to the project off Mt. rose highway. And by the way, the project includes just under a million dollars in regional road impact fees. There is no guarantee. Yellow line shows phase II development from Thomas Creek road. Ascente has another 300+ homes planned for Phase II. The traffic study is a Trojan horse waiting for the phase I to be approved.

Janet Raydon said Ascente will add 2,000-4,000 new tips to existing roads but has no funds directed to improve them. Why are there codes. Lot adjacency standard states that parcel size matching is required. If you put a new subdivision in, you have to match the lots. The buffering was addressed but does not follow the law. It proposes a 40 foot buffer, they need 200 feet. Without paths or sidewalks, how do we ride our bikes or jog. Tannerwood drive has no sidewalks, please remember our safety and quality of life contrary to Ascente conclusions.

Sandy Evarts said they live adjacent to project. He showed a presentation of storm water path. He spoke about the drainage report. The problem there is no well definite drainage network. Flooding is a common problem since 2005 when changes were made. He spoke about drainage prior to 2002; it was intercepted with ditches. Clearing vegetation created runoff. Storm water from area south of Fawn Lane followed a path along the base of the Steamboat hills. It

traverses some County right-a-ways but mostly private properties. He showed pictures from this past winter with flow paths. There are no drainage easement on private properties.

Lisa Madison spoke about Ascente storm water flood path across properties and overflow paths. Very few flow paths are on County easements. She showed pictures of excess of stormwater and flow path on private backyards. Storm water discharge from primary and secondary flow channels. The fish pond was filled with silt. Runoff from Ascentee from the property south of Fawn Lane was greatly enhanced by brush removal and soil compaction. This work was conducted by previous owners of the Ascente property.

Trudy Allen spoke about Ascente storm water runoff conceptual drainage report. Detention basins at low impact design. Ascente HEC model of storm water runoff from their first proposal. No outlet 1 to Cedarwood drive Q5= 21.3 cfs and Q100=225 cfs. By law a developer must maintain the same level of storm water runoff that naturally occurs at a project site. It was fortuitous that in October 2016, we had 5 year event. This information was passed on to the County who gave it to Ascente. She showed a graph of Callahan ranch precipitation January 4 -10 cumulative water of two storms.

Sue Gulas spoke about Ascente post storm calibration; she identified a channel where storm water leaves their property, they estimated discharge from the 100 year storm. They estimated the parameters and estimated the discharge. She showed a HEC modeling. They now estimate the outflow of Sierra Village from 5 year event 4.5 cubic feet per second. They estimated it down from previous proposal. A 1.5 foot H-flume was installed on private property where runoff from Ascente's property could be measured. It was used to calculate discharge – it was much more accurate than Ascente's estimates. She showed the interval storm, and total discharge graph for January 4th, 5 year event.

David Sater showed a graph that showed rainfall and runoff and the lagtime graph. He said a culvert on Shawna Lane clogged with sediment from the Ascente property which diverted some of the storm water away from the drainage ditch and H-flume. One of the alternative storm water flow paths when discharge excess 2 cubic feet per second. Washoe County suggested Ascente use low impact design to reduce storm water runoff. This is a great idea. Ground water recharge is very important in our area where declining water levels have been occurring for many years. Ascente is putting homes and roads on all the flat areas of project site. There will be no place to put storm water runoff.

Ryan Loetscher said Ascente modeling effort still over predicts storm water runoff from their property adjacent to Fawn Lane. Need to keep their storm water discharge to Cedarwood drive to 1.3 cfs for 5 year recurrence interval storm. Should work with property owners to lessen their storm water impacts to existing neighborhood. Need to describe in detail their low impact design entails and how it will be implemented. The county needs to impose a cash bond on Ascente in the event their storm water runoff floods existing neighborhoods. After all of this, there is no way, by good conscious or law, should they build. None of these people are going anywhere if this gets approved. There are traffic, flood and safety concerns.

Lee Connolly said they have lived on Fawn Lane for 17 years. He said it's about the way of life. He said he was considering open growth. He said hearing the lack of honesty and is against it. It doesn't matter where you live, it will negatively impact us. There will be more traffic and less safety. You are not going to control the flooding. It's only down 50 homes from the first proposal. A horse trail, a horse path down Fawn Lane. He said he is not going to ride a horse on Fawn Lane. And to install a pedestrian or equestrian or path will take away from personal property. He said he wants his way of life. He said he wants to know where the developers live so I can drive 3,000 a day to see how they like it. Does no body believe in horse properties anymore. He said he doesn't want to see stucco homes outside his window. He said neighbors have to disclose there is this development coming when trying to sell their home. Lee said Fawn Ln is a corridor road. He said he didn't realize it. It's easy to support when it doesn't affect them.

Ken Taylor thanked the neighbors for presentation. There are problems with project. Geotechnical, traffic, please consider.

Karen Holstrom said she lives on Goldenrod. She spoke about noise from blasting. How many of you hear the Mt. Rose avalanche blasting, and the 580 construction blasting. Please take that into consideration. She said her road with increase traffic will be detrimental. It will be an impact during walks.

Ginger Pierce said she use to be the CAB president. She said Bridge over Galena creek install was delayed due to fault. Galena means Lead. Why were the 3 previous owners so eager to sell to us. How many water rights do you own? They don't come with the land. You must purchase it. Do you have a 'will serve; from TMWA.

Lynn Chesco asked the board to consider the traffic and rural roads with no shoulders. We have kids riding up and down Callahan and people walking dogs and horses. We live in snow country which narrows the roads with berms. The weather changes drastically as you go up. Consider the connector roads. They have not been maintained. Please consider this project carefully.

MOTION: Pat Phillips moved to deny approval until problems discussed be addressed. Jason Katz seconded the motion. Motion passed unanimously.

Jim Rummings said we will pass these comments along to the County. Jason Katz said he recommends the County review the blasting and water flow issues.

6B. Old Ophir Ranch (Special Use Permit Case Number WSUP17-0005) – Update and discussion by the Citizen Advisory Board members regarding a request to allow for an equine retirement facility under the commercial stables use type. The facility is proposed to board up to 20 horses. This item was previously heard at the STMWV CAB meeting on March 9, 2017 and is available for review online or by visiting www.washoecounty.us/cab

- Applicant/Property Owner: LeAnn Canavan
- Location: 0 Old Ophir Road, immediately south of its intersection with Washoe Drive, and approximately 1,000 feet east of Highway 395
- Assessor's Parcel Number: 050-210-15
- Staff: Kelly Mullin, 775-328-3608, kmullin@washoecounty.us • Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment on June 1, 2017.

Eric Hasty, Woodrogers

- Presented last CAB meeting – March 9th
- A special use permit for commercial stables – horse retirement facility, West Washoe Valley Character Management area.
- New phase. Permanent stables not temporary.

He showed the previous proposal and new proposal, with new phase.

- Phase 1: drive aisle and turnaround
- Fencing for pastures
- Hay barn and stables

Construction of shedrow barns – more permanent, house up to 10 horses each with a tack room.

- Fencing – 12X48 each stall
- Removal of temp stables 1-2.

He showed an example of the shedrow barns

Addressing issues:

- Available water rights
- Manure management – submit plan to health district
- Number of horses – no limit
- Overgrazing – proper rotation; currently the pastures have been maintained. The horses will receive hay in stables and not rely on pastures.

- Dust – control plan required for Washoe County
- Equine diseases – vaccination records required. She won't allow horses without proof of vaccination.

Jason Katz asked for clarification. This is a commercial enterprise. This area is not zoned for commercial. Eric said it's LDS with special use permit for stables use. Eric said she wishes to reside on the property while taking care of the horses.

Pat Phillips said she has horses and knows what is involved. They addressed many of the concerns voiced last time. She said she sees no problem with it. Jason said he has problem with commercial property on this land. There are other alternatives.

Cheryl Pricco said she lives on Old Olphir road, and is concerned at initial proposal and addendum. She said neighbors concerns are not concerns with dirt and dust. There is an equestrian center that was grandfathered in. There are two homes on that property. There are trees every several feet on that property. This proposal wants the trees every 40 feet and they aren't mature. People are parking on neighbors' property. This is the beginning. She said it doesn't fit our lifestyle. She says she doesn't want to live next to commercial use property. If we have a fire, we can't get out, and you can't get to our neighborhood. She asked how will they get the horses out. She said don't like the addendum; and the conditions don't have to be completed in order.

There were other residents who wanted to express their opposition but had to leave.

Jason Katz said he can't support this when there are viable alternatives. Jim Rummings said we are trying to shoehorn a commercial into a residential neighborhood. Something has been changed, but doesn't address everything. The county needs to consider residential neighbors impacts. The County needs to do more due diligence for laws and restrictions for coexistence.

Motion: Jason Katz we said we neither approve nor disapprove; it's not conforming and issues haven't been addressed to boards satisfaction. Pat seconded the motion. Motion passed unanimously.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: www.washoecounty.us/comdev/da/da_index.htm.

7A. Quilici Group Care (Special Use Permit Case Number WSUP17-007) – Request for community feedback, discussion and possible recommendation for a special use permit to allow for the conversion of an existing 3,817 sq/ft single family dwelling to a 5,041 sq/ft 15 bed group care facility that will provide assisted living care to elderly patients not requiring medical treatment. • Applicant: Hughes Private Capital, LLC

- Property Owner: ROI Strategies LLC
- Location: 3405 Quilici Road
- Assessor's Parcel Number: 040-730-32
- Staff: Chad Giesinger, 775-328-3626, cgiesinger@washoecounty.us .

Michelle, the project representative with Rubicon, gave a presentation:

- The project is proposing a group care facility for elderly with mobility.
- Special use permission.
- Supervised care.
- Conditions of approval will be added – group care for elderly, not for rehab.
- She showed the site plan with current house with proposed addition with additional rooms with 15 beds with max capacity, small parking to the right for staff and visitors and overflow parking proposed if needed. Outdoor recreation area proposed on property showed on map 1.25 acres for walking trails and bird watching.
- It's staffed 24/7; 3 caregivers during day, 1-2 caregivers at night.

- Long term care – end of life care (approximately each patient will spend 3-5 years in facility). They aren't independent, they need help, but not medical.

Public comment:

Jack Singer said he lives on Quilici, a block a way from proposed facility. He thanked the board. He said he wants to talk about power outages. It's 4-6 times we lose power each winter due to snow; it's old electrical pole system. Early summer, there are high winds (40-70 mph); there are fires out there. Power lines sparked and that's what started a fire in Callahan ranch. When the power goes out, the lines spark, and starts a fire. We are on wells, there is no water. They would need a back-up generator system. The longest we have been out of power was 3 days which is a long time without power for elderly people. You need 25-50 KW which is big generator. That noise is going to echo through the neighborhood. You are required to run it 20-30 minutes; and they would require a second generator, possibility a diesel generator and would require delivery truck.

Bruce M said he lives on Quilici Drive, across the street from proposed project site. He said they have live there for 5 years with small children. It's gorgeous and unique. He said he has concerns with road approach. There is no stop sign; that is where the bus stop is located for the local schools. The rural lifestyle is rural. It's the spot where people ride their horses and kids play. There are viable alternatives for this project. We are on septic and wells. If every neighbor asked for special permit, there would be a big impact. We are all concerned about our wells. This is an irresponsible project with complete disregard for safety. We are against it. It changes the culture of the neighborhood. This opens the door for commercial.

Kavi said he lives on Quilici. He said he has spent his life savings to live here. Consider your yard and your house and your children where you are comfortable to roam, and someone takes the house nextdoor and brings in 15 rooms with doctors, nurses, and staff. It makes it a strip mall. If Mr. Huges likes to do this, he should try this in his neighborhood.

Randy Singer said she lives on Quilici, less than a block from project. She said she knows about group home services – last year her mother and sister in law were in group home. Various vehicles will go to the home for social services, medical supplies, clergy, positions assistants, medical administration with numerous trips a day. It would impact us immensely with traffic, fuel trucks, cleaning, and supplies. There are always people coming and going. People in the home can wonder out; it's not safe. That road is narrow. Traffic for maintenance, laundry will have to travel down narrow windy road. Services will be a nuisance. We have fire and flood issue. They initially proposed the square footage to be 3,800 sq ft; and then stated the house would be 5,000, now saying it will be 6,500. She said you got to get facts straight.

Brian Welsh said he has lived on Dryden drive since 1995. He said the roads are narrow. He said he is concerned about ambulance and traffic while they ride their horses. The lights and sirens will spook the horses. Emergency vehicles will try to go down that narrow road. He said we need to consider the safety of animals and kids. He asked why do they want to put a commercial place in a residential area.

Hortis Constanza said he lives behind the property. He said currently, the back of the property is covered with mud and clay. The septic they are proposing is a 3,500 septic tank with additional leech line. He asked where will all the grey water go. He said it will go down to his property and containment his well. All the water drains into the back of the dome and barn. It will create more runoff.

Mark Campbell said he lives on Quilici next to the proposed project. He said he is concerned about narrow roads. He said the average consumption of water for this project will be 26,000 more gallons a month than resident home. He said he had to deepen his well. There will be 15 toilets on site including showers. They park in the middle of the street. We didn't plan for curb and gutter on the street. We understand there needs to place to go for the elderly at the end of their life, but this isn't it.

Leo Donnelly said he lives on Quilici road. He spoke about the change of occupancy of the elderly care facility. It's unacceptable change. One impact would be to emergency access. It would have to have working fire and sprinkler

alarms; the emergency services will have to respond to each alarm. Ambulance and fire services are required to come for all alarms. The increased numbers of seniors will increase the call to service. First alarm fire calls require more emergency crews to help with fire prevention unit. They would have to evacuate the elderly with their walkers. It's a target hazard. Emergency services focuses on these, and everyone else will wait. There are no hydrants. It's a long response time. We moved up there knowing these things, but to put commercial up there, no one will be served well and will impact all of us.

Jan Donnelly said she was glad to hear the board didn't like a commercial property in residential area. It greatly exceeds the current home. All the families will be impacted by this project. The quality of life will be impacted. It's for business and profit. They do not have vested interest in the neighborhood. There is lack of information in the application. The SUP application underestimated the traffic impact. It's unlikely they would allow us to subdivide our properties. She said they have concerns to impacts to quality of life. She urged the board not to approve this commercial business.

Darlene Huff said she lives on Quilici; she said she opposes any group home there. She shared some photos. It's the only way in and only way out for 100 homes. She showed how narrow and windy it is. Any facility that puts more cars on the already over burden and poorly maintained road would impact our neighborhood and quality of life. This isn't the first time it has been impacted.

Art O'Connor said he lives on Dryden, two blocks. He said there are 101 home with single access. He gave a powerpoint slide show. He read article 308 regarding home occupation, section 110.308.00 purpose: the purpose of this article, home occupation is to provide for business uses in association with dwellings where such uses will clearly not alter the character appearance of the neighborhood. He spoke about trip generation would be 6X traffic of a residential structure. Dryden has been poorly maintained. He showed picture of road pot holes. It's been 4 years since shoulder work has been conducted. The willows plug up the culvert. In appropriate for this neighborhood.

Dale D said he lives on Quilici. He said he owns these type of homes before. There are emergency services. It's not right for commercial in this area. It's not the right spot. Please deny.

Kim Guinasso she said everything that has been discussed she wants to echo. She said 30,000 gallons of water uses is not residential. The septic is being doubled. It's a nightmare. There are health concerns. This is 15 bedroom facility which is usually double occupancy. This is by no means a residential facility.

Dan spoke about bike traffic on these roads. He said he walks these roads with his children and dogs. There are a lot of bicyclist riding through these areas. When you think about emergency vehicles, you need to look at those elements. It will have a bad impact. He said he opposes this project.

Jim Rummings spoke about fire concerns. Pat Phillips said she lives in this neighborhood – she said she has seen everything attempted to go in there.

Motion: Jason Katz recommended not approving this project because of safety concerns and safety of residents. Pat Phillips seconded. Motion passed unanimously.

8. *COUNTY UPDATE – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (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).

Sarah Tone, Washoe County Managers Office, gave an update:

Gail Willey development project will be heard on May 23, 2 pm at the Board of County Commissioners meeting. Project planner is Eric Young. This project proposes to allow rock wholesale, heavy industrial, which is a concern for rural residential neighborhoods. She invites people to attend that meeting to voice concerns or speak with

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - No items.

10. *PUBLIC COMMENT –

Ginger Pierce spoke about the Gail Willey proposal. She said this is going under the wire. This was voted against. Colorrock landscaping business is fighting the rezoning. If you wish to fight it, please attend the Board of County Commissioners meeting on May 23, 2pm. If you cannot attend, call your commissioners.

Luanne she said she remembers when Mr. Willey wanted to do this before and he lied about it before. It's a tiny roads with large trucks. It's a rural area and we want to keep it rural. It's not meant to be commercial. I'm opposed.

Ryan R spoke about a change to a county wide ordinance. He asked why would anyone want to change a county wide ordinance. The CABs needs all the information. He said it's not fair to CABs for not receiving all the information in enough time. There isn't one county wide ordinance. It's gone to commissioners without voice of concern until the Board of County Commissioners meeting.

ADJOURNMENT - Meeting adjourned at 9:21 pm.

Number of CAB members present: 3

Number of Public Present: 259

Presence of Elected Officials: 0

Number of staff present: 4

Respectfully submitted by: Misty Moga