



West Truckee Meadows/Verdi Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at Reno Fire Station 11, 7105 Mae Anne Ave Reno, NV 89523 on June 18, 2018, 6:00pm.

1. ***CALL TO ORDER/PLEDGE OF ALLEGIANCE** – George Georgeson called the meeting to order at 6:06 pm.
2. ***ROLL CALL/DETERMINATION OF A QUORUM** –

Members present: George Georgeson, Dale Lazzarone, Carly Borchard, Daniel Lazzareschi (arrived at 6:06 p.m.)

Absent: Charles Guffey. **Excused Absent:** Matthew Buehler, Zelalem Bogale, Joseph (Andy) Giddings.

3. ***PUBLIC COMMENT** –

Cheryl Beret said she is concerned about ground water in regards to Arconic. She said she doesn't want to drill deeper. She is concerned that Arconic, being grandfathered in, will impact the neighbors with lights and sound.

Allan Flikkema said he is concerned with noise, light, and water with the Arconic operations.

Patricia Padden said she is concerned heavy industrial has been grandfathered in. She said she is concern with light, water, sound. It's near the elementary school. Her grandson has asthma. She said she is concerned with air pollution.

Ken Oliver said he is in the process of building a house. It will be the closest property to Arconic. He said he is concerned his views will be impacted as well as noise, lights, hazardous waste, environmental issues. He said the company materials include hazardous waste. Verdi is known to be on earthquake faults.

4. APPROVAL OF THE AGENDA FOR THE MEETING OF JUNE 18, 2018 – Dale Lazzarone moved to approve the agenda for the meeting of **JUNE 29, 2017**; Carly Borchard seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 29, 2017 – Daniel Lazzareschi moved to approve the minutes from **JUNE 29, 2017**. Dale Lazzarone seconded the motion to approve the minutes. The motion passed unanimously.

6. ***PUBLIC OFFICIAL REPORTS**

6A. *Washoe County Commissioner - Commissioner Marsha Berkbigler was unable to attend. Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

6B. *Washoe County Commissioner - Commissioner Jeanne Herman was unable to attend. Commissioner Herman may be reached at 775-501-0002 or jherman@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

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

7.A. Master Plan Amendment Case Number WMPA18-0005 (Mario Road MPA and RZA) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to adjustment the boundaries on existing RR and SR

designations, and the existing HDR and LDS zones to allow for a more rational housing lot layout. This proposal does not increase the number of potential lots.

AND

Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road RZA) – 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 Regulatory Zone Amendment to change 0.49 acres of property from Low Density Suburban (LDS) to High Density Rural (HDR); and to designate 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS). This proposal does not increase the number of potential lots.

- Applicant/Property Owner: Rubicon Design Group/Wei Yang
- Location: 0 Erminia Road & 0 Mario Road
- Assessor's Parcel Number: 038-656-08;038-560-29; 038-560-28
- Staff: Chris Bronczyk, Planner; 775-328-3612; Cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018

Chris Bronczyk, Washoe County Planner, introduced himself.

Derek Smith, Rubicon Design Group, provided a project powerpoint presentation and overview: Acreage per lots – zoning regulation, minimum lot size LDS is 1 acre. He said they are swapping the zoning from one parcel to another.

- A Master Plan Amendment to redesignate 0.49± acres of property from Rural Residential (RR) to Suburban Residential (SR); and to redesignate 0.49± acres of property from Suburban Residential (SR) to Rural Residential (RR).
- A Regulatory Zone Amendment to rezone 0.49± acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and to redesignate 0.49± acres of property from Low Density Suburban (LDS) to High Density Rural (HDR).

Kitty Smith said she is skeptic. She wants to know why they are requesting this. She asked about lot line change. Derek said they want normal lot layout. It will look normal, less paving, fewer driveways.

Carly said she heard this is a re-route utility for better layout.

Gene Gardella asked when and where the meeting was noticed. Kelly Mullen said the courtesy notices were sent to homeowners within 750 foot radius from the proposed project after the application was submitted in June.

Patrick Schickler asked to see a map of existing layout and proposed layouts. Derek said he could email it to him. It hasn't been finalized. It will be part of the tentative map.

Kitty Smith said there is currently one road in. Derek said this proposed change will also help with access.

Daniel said the proposed lot layout is at the end of the application. Derek said he doesn't have two maps to compare. George requested the two maps be presented at the Planning Commission meeting. Derek said he could do that.

Carly asked the best avenue for submitting comments. Chris gave everyone his business card to submit comment.

Daniel asked if it's an exact swap of zoning. No change to density for sake of rational layout. Not creating flags out of zoning. Carly said it's a master plan amendment, if approved by planning commission, you will come back with tentative map. Derek said it depends how the owner wants to go about it. They can only subdivide it once. There is a parcel map committee that meets to review those request. Kelly said 4 lots or less, there is no notice is required. If it's above that, neighbors are noticed.

MOTION: Daniel Lazzareschi recommended support for the proposed adjustments. Dale Lazzarone seconded. Carly said she will follow this project closely. Motion passed unanimously.

7.B. Special Use Permit Case Number WSUP18-0008 (Arconic) Application Heat Treat Plans Geotechnical Report – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the establishment of a heavy industrial use within the industrial zone. The heavy industrial use proposed is heat treatment and oil quenching operations.

- Applicant/Property Owner: Rubicon Design Group/Schlosser Forge Company
- Location: 1 Eric Circle, Verdi, NV 89439
- Assessor's Parcel Number: 038-060-36
- Staff: Chris Bronczyk, Planner; 775-328-3612; Cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018

Derek Smith, Rubicon Design Group, provided a project powerpoint presentation and overview:

- The industrial uses are in place and appropriate for the zoning.
- The Special Use Permit is for Heavy/Custom Manufacturing
- They have been in operations since 1967
- He provided the project location, site photos and map of the new building
- He said some of the operations will move inside with the new building which is a benefit to the neighborhood to reduce the noise.

Comments:

Arconic Engineer Mark Quattrin said it's been in operation for a long time. Operating under the same conditions – forming materials. No change in operation since 1966.

Carly said water usage is concern outthere. She aske dif they are on the water system currently. She asked about their current usage and if it will increase. Allen Grey, Arconic Representative, said he is looking into the current water system and speaking with TMWA in order to bring water to the site. He said they are also speaking with the County engineers. They will complete an assessment with Verdi Water Company for a sustainable water supply and to see if there is an impact and how they will deal with it if that is the case. TMWA is planning to expand their water system. The current plant has low water usage – its use for fire suppression. Consumption is primarily for domestic for bathroom. It all comes from the spring. There are other users on the source other than Arconic. The distribution system was put together by Verdi Water Company to serve other people.

Carly said she would love to see the layout of the buildings in person. She said the water consumption is an issue, and she is aware of where TMWA is in regards to their extension of the water system. They have to go through a private property to get that extension completed. She said she is interested to know more about water consumption. She said she has issues proximity next to river, and expanding the use is concerning especially since there is hazardous materials. She wanted to know where is the water going, and how is it

contained. Allen Grey said he would be happy to give a tour of proposed project. He said the manufacturing system uses water, however, no water goes off the property. It stays on site. There is a water treatment plant on site to process the water. Mark Quattrin said there low water usage because they don't use water in process. Water is used for cooling which is captured in closed loop system. It doesn't leave the site.

Carly asked about the lighting on the site. She said there is a large outdoor light on the east side that lights up the night sky. She asked if that type of lighting will be expanded. It should be the dark skies lighting. She asked how this expansion will impact the new neighborhood and current neighbors. Mark Quattrin said he will look into that light. It's there for security, however, they have a 24 hour security guard. Allen said the new development will comply with new codes with down lighting.

Carly asked about hour of operations. Mark said they operate 24/7 currently, but you may not notice because operations happen inside at night. No forging is happening on the weekend. There is someone always there. The usage will be business as usual. He said you won't notice any difference of activity. There is a heat treatment building – activities will take place in there.

Daniel asked about hazardous material. Mark Quattrin said waste oil, grease, sludge contained in approved containers; defined and enclosed storage will be built. He said they are a small generator of those hazardous material. There is secondary storage in case of failure to prevent run off. Daniel asked about air pollution. Mark spoke about wet collection and recycled or properly disposed. Daniel asked about Storm water run-off due to increase asphalt. Allen said there is a clean-up filter treatment installed to remove oil and materials, and containment areas to collect run-off.

Public comment:

Patrick Shickler asked about pre-evaluation. He asked about overall facility, current soil sample, water samples to ensure there is no run off. He said he wants to know the current condition compared to 2022 for checks and balances. There will be disturbed soil. He said there needs to to documentation of conditions for 2018 such as the water table, river, and neighbors' potential impacts. Document the current condition prior to construction. Allen said the County has been out there previously, and they are involved. They are creating a baseline. They are checking the quality of the runoff. The liaison with the County would know about the current baseline. Allen said the soils report is yet to come. It was an assessment for earthquake, history, kind of soil. That has been completed. They will pull soil to sample. Patrick said they need to take a look at the history, prior development, and comparisons with other sites. Mark said they will monitor quarterly to provide info to the County. He said the conditions have gotten better over the years.

Gene Gardella said he also noticed the bright light that Carly mentioned years ago. It's irritating. In the past, other manufacturing, they would allow employees to enroll as volunteer fireman. It would be helpful if they could provide fire service to the area with water tenders. He said we don't have a cohesive fire protection established. It's not automatic aid. It's over 8 minutes for service. He asked them to be supportive of fire service. He said in the past, there were complaints in the trailer park regarding the noise with the forging operation. He asked if there will be efforts that will mitigate the pounding sound. Mark said he is conscious of those complaints. He said the forging operations are during the day now, no longer at night. He said they can adjust hours if they need to. Gene asked if there is sound insulation in the new building. Mark said we can look at that. The building faces highway 40. He said they could look to add material to lessen the sound. There is a Verdi area plan to characterize the community when it was building up. He said he would appreciate during design to incorporate design ideas and comply with Verdi area plan.

Chance Reading asked about the current zoning. Derek said we aren't changing the zoning. The uses are currently covered. Derek said they are proposing adding 1 building in this phase with 4 complete phases

proposed which includes a new building and expanding existing buildings. Phase 1- heat treatment building. Phase 2 – inspection building. 3&4 expansion of machine building. Chance asked if the site has been review from the north. It's bare on the northside. He asked if it's visible from home sites on the north. Mark said yes, the heat treatment building will be visible from the north. Proper landscaping is required for screening. Chance asked if this is the head quarters. Mark said headquarters is in Pittsburg, PA. Chance asked if Arconic is willing to work with community. Mark said yes, they look forward to it.

Patricia Padden asked about a limit on the amount of heavy industrial operations will occur near the river. Kelly Mullen, Washoe County Senior Planner, said there isn't a specific limit. Kelly said the County looks at proposed use in regulatory zone, impacts, neighboring properties, river, ditch. Staff reviews and asks several different agencies to determine impacts and potentially mitigate them.

Carly asked about grandfather use – uses sets precedence. Kelly said its currently legally operating in its existing use.

Kitty Smith asked why this needs a special use permit. Chris said they are going through expansion process. Once an existing use wants to expand, they trigger a special use permit, noticing, and current development code. Current use is grandfather in, but expansion is under the current code.

Public member asked about lot and interceptor for sewer. Allen said the lot and interceptor extends on the property. There is a public use easement for sewer on south east corner. There is a manhole on the property.

Cheryl Berket asked about water line extension. Carly said they have to tap into the existing and get HOA approval to access and expand to go through up to boomtown.

Carly asked about the jurisdiction of Board of Adjustments. Chris said it will go to Board of Adjustment which is different from planning commission. If it's the application is appealed, it goes to the County Commissioners. Carly said it's at 1:30, which isn't convenient for the public. Kelly said it's a public hearing and everyone is welcome. If they cannot attend, they can submit their comments to Chris.

Daniel asked about conditions. Chris said various agencies can place conditions on this request. Washoe County staff can place conditions on it as well which depends on the findings.

George said he has lived here since 1955, and he remembers when this was first constructed. It was a smaller area, way out of town. He said they have taken every precaution not to disturbed the surrounding area.

MOTION: Daniel Lazzareschi moved to recommend to Board of Adjustments approval with conditions, down lighting on new and existing structures, engage with community, reduce noise with forging to normal working hours/sound mitigation. Carly Borchard seconded the motion for approval. Motion passed unanimously.

8. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Carly said she would like a status update regarding Meridian 120 South Village 1&2 and 3&4 – originally supposed to be on this agenda. She said on the south side of Mogul, they are proposing light industrial and storage. They cannot annex, it's not contiguous. It's Washoe County jurisdiction.

9. *PUBLIC COMMENT –

Gene Gardella said he was on the Verdi CAB. He said during budget crunch, the Verdi CAB was merged into WTM CAB. He said the problem was the things happening in Verdi were different than what was happening in WTM CAB. They weren't cohesive projects for the two communities. He said he wanted to know where the meetings were posted. It should be posted at the Verdi Post Office. That is proper engagement for the community. Carly explained the resurrection of the Verdi CAB combination with WTM. He said the communication needs to be better. He said there isn't a single notice at the post office. Carly offered to post the agenda at the post office. Gene said he worked with Carly on the Meridian development, and has been urging the Commissioner to form a joint NAB and CAB with representatives from both entities that affect Verdi. Verdi is spider webbed with city. He encourage the board to it put on the agenda to advocate for formation of CAB/NAB to share expenses.

Daniel would like someone to come to talk about re-rationalization.

ADJOURNMENT – meeting adjourned at 7:33 p.m.

Number of CAB members present: 4

Number of Public Present: 13

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga