



## 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 February 12, 2018 at the

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - The meeting was called to order at 6:02 p.m. by Ray Lake. A quorum was present.

**Present:** Teresa Aquila, Ray Lake, Roger Edwards, Jean Harris, Jennifer Salisbury

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

**3. \*PUBLIC COMMENT** –

Tammy Holt-Still said to all developers – it’s not our responsibility to make sure your development make a profit on the land you bought for speculation. Things were zoned for a reason. Prada North should be ashamed of themselves. It’s a FEMA flood zone. They have been told denied twice and were told the could maybe build if they followed stipulations, but they refused. This shouldn’t happen. County Commissioners stated that no development should occur in floodplains. How are they going to connect 538 homes with a reclamation plant. There is overcrowding in the school zone. Traffic will increase 538-1076 vehicles on the highway, and they will drive by a school zone. She encouraged everyone to write a letter and say no.

Denise Ross asked what the developers are thinking. There is devastation to our homes. We have to stop this development. We do make a difference. This will impact our lives. We will be up a creek if 538 homes will be built. Get mad, get angry, get involved. We have to stop it. If we don’t do it, no one will do it.

Donna Robinson said she is a homeowner who was flooded and just got back into the house in December. She said she is waiting for insurance money; waiting on FEMA. She had to spend \$60,000 to repair her home. She said she is retired on a fixed income. She has never seen flooding like this year. Where will the flood water go. Swan Lake is full. Stop saying we need housing. What about those people who live out here. We will lose our homes again. She said she was out of her house for 10 months.

Leona Galau said she didn’t have a flood this time, but experienced it in 2015. She said if this development goes in, where is their wastewater going to go. She said it looks like a prison with all the barriers. She said its hell out here. There are houses for sale out in the valley. We don’t need more people, runoff, and concrete. We didn’t live out here to have lights and sidewalks. They need to remove the barriers. They need to fix 395. She said Dwayne Smith came out to her property and surveyed the property and said the land was adequate, but it’s not. They need to fix the problems. We don’t need a band-aid, but we need a fix.

Chuck Suter said he has lived here since 1969 and has never seen so much flooding. He said the bike path is under water again. He said people had to drive on the non-maintained road Deodar. People were speeding through the neighborhood. He said 1million yards of fill will push the water and take out the homes. He said he never received a notification about these projects, but his neighbor received on. He said let’s stop this one in their tracks.

Dan Stanfield said he has lived here 40 years. He said he has seen 2 other flooding events, and the County hasn't done anything. FEMA has come out to look. It's all a floodplain. Nothing has changed. Why are people here; there is standing water. The County knows the dry lake is higher elevation. Where will you send the sewer; the sewer plant is already underwater. All the housing is on septic systems. The sewer plant is outdated. He asked what will they do with the roads. RTC was planning to widen it, but they didn't. He said he moved out there for the scenery and privacy. He said when he bought, 2 acres were required to build, and now, they want to put in multiple homes.

Ken Kersey said he has lived here 30 years and never seen flooding like this before. 395 development warehouses and Golden Valley development has created more flooding. There were record years, but this was accelerated by development. Development on Sky Vista will contribute to the flooding. 538 homes are proposed in the first phase; 2,000 homes is the entire plan. He said he is tired of driving 25 mph and looking at the barriers. Make permanent solutions instead of barriers. He said we have to suffer and have been dealing with this for over a year. Say no to the development from San Diego.

Richard Fripp said he moved out here last year in March and there was flooding. He said if they build more houses, they won't take care of the lake, it will flood. He said he moved out of California to avoid this kind of environment.

Danny Cleous said he has been out here since 1979. He said we need to maintain the acreage requirement for building. FEMA should come out and assess the land. He said at a Commissioners' meeting, Mr. Dwayne Smith said we must follow FEMA rules. Commissioner Berkgigler said we can't have flooding. He asked what happen to ranches in Reno; someone didn't like the smell of the animals. Get FEMA and County involved. Drainage is deemed inadequate by Dwayne Smith.

Brittney Fry said she came from Bay Area with 1/8 acre lot. She said she doesn't want to be encroached upon. She said she moved out here to have room for her animal. It's being taken away. She said she worries about more traffic and building. We have been dealing with flooding, encroachment, traffic, schools. She said she doesn't want her only choice is to home school her children or send them to a crowded school where they won't receive attention. She said the infrastructure needs to be improved first.

**4. APPROVAL OF AGENDA FOR THE MEETING OF FEBRUARY 12, 2018** - Roger Edwards moved to approve the draft agenda for **February 12, 2018**. Teresa Aquila seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF OCTOBER 9, 2017** – Teresa Aquila moved to approve the minutes of OCTOBER 9, 2017. Jean Harris seconded the motion to approve the minutes. The motion passed unanimously.

**6. 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 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. Washoe County Tentative Map Case Number WTM17-002 (Golden Mesa South)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a proposal for a tentative map to allow the subdivision of a 35.85 acre parcel into a 32 lot subdivision.

- Applicant / Property Owner: Moonlight Hills Estates, LLC
- Location: Northeast corner of the intersection of Golden Valley Road and Estates Drive
- Assessor's Parcel Number(s): 552-100-01
- Staff: Senior Planner Chad Giesinger, 777-328-3626, [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Planning Commission, March 6, 2018

Roger Edwards and Ray Lake disclosed they live next to this potential development and would not be voting on this project.

Mimi S, Representative Golden Mesa South, gave a project overview:

- She said she attended the to Golden Valley HOA and presented the project
- Proposed site is across from the high school
- 1 acre parcels
- Development project with curb and gutter with sidewalks
- There are no street lights as part of the requirements
- Sewer from Reno/TMWA water
- Sewer lift station was already approved during Golden Mesa North
- Sidewalks will be installed along Golden Valley Drive with landscaping
- Drainage: Golden Mesa North has detention basins and existing drainage channel out to the west. Making sure the water stays contained in an existing channel and doesn't flood other homes. She said they are working with Washoe County. She said they want to exceed their requirements to ensure there aren't any issues.
- Additional access roads into Golden Mesa North with an emergency exit on Golden Valley Drive.
- Not a lot of amenities for this development.

Public Comment:

- Tammy Holt-Still asked where the sewer will go. She said the open field near the high school was supposed to remain open. She asked about the detention ponds.
- Donna Robinson spoke about detention basins filling in and drainage into Swan Lake. She wants to know how you will keep the water there. She asked about traffic entrances - what traffic control will be created for the estates in Golden Valley since additional traffic is being added to Golden Valley and the safety for the kids across the street.
- Leona Galau said they watched the canal fill and rush into homes. She asked about the sewer lift station pump to the treatment plant at Swan Lake. She asked about the basins draining into Swan Lake.
- Dan Stanfield asked who will maintain the detention ponds. He asked if the sewer will go to Lemmon Valley. He said the elementary school is on a septic system. The sewer system is over worked. He asked if the HOA will maintain things; who maintains the beautification.
- Russell Richardson asked if the pond already exists, and what is the current water level now.
- Chuck Suter said he worked for sewer treatment plant in Reno. He asked if the developer will be putting in the interceptor through Raleigh Heights or Stead Plant which needs expansion. He asked if the developers are setting aside money for update and expansion of the sewer plant, and who will pay for the expansion.
- Steve Wolgast said we have seen flooding and drainage reports which have been inaccurate, in order to favor the development. He said we would like a secondary report. He asked if there will be a cash bond for future flooding to affect the future residents.
- Mark Herman addressed the SUP and sewer questions. He said the sewer lift station at Lemmon Valley Drive will be removed and move behind the Stallion Subdivision. It will be pumped back to Truckee Meadows. It will take 1 million gallons off of the Lemmon Valley plant. There will be two ponds with a

channel to detention/retention. He said they are working with Washoe County to meet and exceed requirements. The channel will go to Swan Lake. He said they are responsible to ensure they won't be affecting flows to Swan Lake. Traffic control requirements will be two stage left hand turn lane onto Golden Valley. He said the traffic study was addressed during the planning process of the 99 acres during the first presentation a year ago. He said they are not increasing traffic from that initial presentation. He said cash bonding depends on the flooding causes. He said he wasn't aware of an open field; it wasn't designated as open space.

- Jean Harris asked about the channel. Mark Herman said it's an oversized ditch. It goes through the center of the development and drains into the Marlin Channel and into the Swan Lake. There isn't permanent storage onsite. He said they have a requirement to mitigate flow. There is requirement for volume. He was unclear how long he needed to retain the water.
- Teresa Aquila asked about improvements with traffic. The developer said people will be diverted. Kids park in the field where the development is proposed. Mark Herman said there are no improvements for expansions of the roadway. Left turn lane is just a proposal at this point.

**MOTION: Jean Harris recommended the CAB members attend the Planning Commission meeting and forward all the comments heard on this item to the Planning Commission. Teresa Aquila seconded the motion. Discussion: Roger Edwards said Golden Valley residents are in favor of this because alternatively they could be jamming 300 people in there. With this project, we can maintain our character. They don't have to the widen roads. Jean Harris said there isn't enough information, but its good they are conforming to the character with larger lots and no street lights. Three CAB members in favor. Two abstained from voting. Motion passed 3 to 2.**

**6.B. Washoe County Tentative Map Case Number WTM18-001 (Lemon Valley Heights)-** Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a proposal for a tentative map to allow the subdivision of a 35.85 acre parcel into a 32 lot subdivision with family residential lots ranging in size from 4,500 to 17,206 square feet.

- Applicant / Property Owner: JDS LLC/Derek Larson, Jennifer Jory and Surinder Preet
- Applicant's Representative: Karen Downs, Manhard Consulting, 775-746-350, [kdowns@manhard.com](mailto:kdowns@manhard.com)
- Location: 1200 Estates Road, Lemon Valley (around Lemmon Drive, Deodar Way and Estates Road and the area continues in a southwest direction behind the existing residential subdivision to Vernoulli Street.)
- Assessor's Parcel Number(s): 080-635-01,02; 080-730-35; 080-730-21; 552-210-07
- Staff: Senior Planner Roger Pelham, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Planning Commission, March 6, 2018.

Chris Baker, project representative, gave a project overview

- Proposing development on MDS
- 128 total acres with 90 acres of open space
- 206 dwelling units proposed
- Chris spoke about Hydrology - the developers looked for additional storage for retention/detention basins. 7 basins.
- He said they aren't doing the bare minimum. He said they are proud from a hydrology stand point.
- Public outreach: neighborhood meetings, notifications
- Pre-development flows: 23 acre feet of volume goes to Swan Lake
- Post-development flows: Reduce by 40%, 14 acre feet volume of water would flow into Swan Lake
- The development would offset adjacent problems of flows
- No post development flows increase and it will help with other development issues.

- Cutting the CFS flows in the ditch.
- Working with Cardo to develop the hydrology study
- Meets the Lemmon Valley modifier.
- No parcel will be smaller than the adjacent parcel.
- Same size properties next to each other.
- Significant open space, retention/detention. Smaller lots are moved away from current development.
- Perpetuating access from nearby neighborhoods. There will be dedicated access to adjacent neighborhoods.
- Homeowners association will maintain the retention/detention basins

Public Comment:

- Sandi McCue said this proposed development is behind them. She said she disagrees with the fact the road deadends. It's heavily used to go into Golden Valley. She is concerned about Kess Way. She said she was concerned about the 8 foot setbacks will be reduced to 5 feet. She said they are concerned about congestion. There is a utility access alley, and a lot of time was spent making RV parking. There won't be access on the alley. She said we want to maintain rural, RV parking. She asked if instead of moving lot 86 north, move it south instead. She said they have been maintaining the access alley.
- Lori Beach said she is concerned about the infrastructure to the schools. 206 houses could mean 2 additional kids from each home going to the schools. They are already overcrowded, poorly rated school. Traffic is still going to be an issue. Additional 416 cars will be on the highway. Swan Lake will be full.
- Leona Galau asked a question about open space. She said its open space because it's not buildable. She said she rides her horses back there. Chris said Deodar will be paved. She said they recreate through those current retention basin and those won't do anything. She said they live in valleys and all the shit rolls down hill. She said she is concerned about traffic.
- Tammy Holt-Still said the open space is unbuildable. She spoke about major flooding issues. Deodar isn't flooded because of the barriers. They are proposing to connect to a sewer plant that is already sunk.
- Chuck Suter said the part of Deodar is rough when Lemmon Drive is closed. He said he was told by someone at County that they gave Lemmon Drive to Reno. He said rough roads require 4-wheel drive and become a river bed. There will be a lot of water down that natural watershed.
- Rich Sasek asked about open space. He asked how much is dedicated that can be developed. Chris said it's currently designated as GR. Chris showed on the map what was developable. Identified spaces less than 15% slope. He asked about dark skies, and Chris said there won't be a street light.

Chris answered the public's questions.

- He said he can address issues with access and work with current neighbors on the easement.
- He said as far as setbacks, MDS setbacks of 20 feet will be maintained, 8 feet is the side setback and will be proposed to be 5 feet in order for lots to have bigger pads.
- Chris addressed concerns with Patrician and Kess. Majority of traffic will go to Patrician. He said the goal is to split up the traffic.
- Schools: North Valleys high isn't over crowded. The outbuilding classrooms aren't counted in their capacity. O'Brien is least crowded school in the District. Lemmon Valley elementary is overcrowded and looking for a new school site and expect in 2020-21 are expected to build a new site.
- Traffic: Patrician, Palace, Deodar are operating at A, B and C grade. He said this won't push the traffic into a D category. He said they haven't generated a staff report with conditions yet.
- Open Space: There is a significant amount of developable properties that are dedicated as open space.

- Sewer: design to Lemmon Valley plant; capacity is from buck street improvements. They are doing lift station improvements. He said they design to what is currently in place. The short term plans will allow buck street plant to allow capacity.
- City boundaries: City boundary is bordering property. Annexation was possible. This is the geographical line.
- Flooding: He said hydrology is designed to work. There will be 7 basins with additional properties off site for 3 additional basins.

**Board comments:**

- Jean Harris asked about density. Chris said 1.6 homes per acre. 128 total acres with green space. 6,500 square feet average lot size. 6 homes to the acre.
- Teresa Aquila asked about Lemmon Valley residents. Chris said they were fine with the southern portion but issue with northern or vice versa. She asked about compliance with flooding. Chris said yes, they are complying with requirements. Traffic studies were conducted. Chris said scopes are included in traffic study. Intersections are already taking place at A, B,C. When they are scoped, they incorporate other projects in the works.
- Ray Lake said he would like to hear about the sewer concerns.
- Chris said as far as schools crowding: You child may be required to go to a school they currently zoned for.
- Roger Edwards said he was impressed to hear the reduction in the flooding into Swan Lake. He said in Golden Valley, we have been fighting traffic for 25 years. It has to get a level of F before it can be discussed. He said this development won't get to a level of F. All development increases traffic. It's a minimal pain.

**MOTION: Roger Edwards moved to recommend approval. Teresa Aquila seconded. Jean Harris opposed. Motion carries 4 to 1.**

**6.C. Washoe County Tentative Map Case Number WTM18-002 (Prado Ranch North)-** Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a proposal for a tentative map to allow the subdivision of a 151.4 acre parcel into a 538 lot subdivision with family residential lots ranging in size from 5,000-23,058 square feet. Application Part 1; Application Part 2; Application Part 3

- Applicant / Property Owner: Lansing Companies, LLC/North Valleys Investment Group, LLC
- Applicant's Representative: Stacie Huggins, Wood Rogers, Inc. shuggins@woodrogers.com , 775-823-5258
- Location: Lemmon Drive –Near the intersection of Lemmon and Chickadee Drive (Bordered by Lemmon Drive on the west, Tupelo Street and undeveloped land on the north, Chesapeake Drive to the east, and Nectar Street to the south.
- Assessor's Parcel Number(s): A portion of APN 080-723-01, 02, 03 and 080-721-04
- Staff: Eric Young, Senior Planner, 775-328-3613, eyoung@washoecounty.us and Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- Reviewing Body: Tentatively scheduled for Planning Commission, March 6, 2018.

Stacy Huggins, project representative, gave an overview:

- 151 acres
- Chickadee runs through the middle of the development
- The zoning is Medium Density Suburban of 4 units to the acre which conforms to the North Valleys Area Plan's Character Management Standards. It's in accordance with those standards.

- Common open space tentative
- 538 lots
- 3.55 du/ac
- 8,470 sqft – average lot size
- Four villages
- Matching county easement
- Pardo Ranch Parkway will be the new access
- Proposed to make the lots on perimeter bigger with pedestrian connectivity.
- Traffic study was scoped based on input from the County.
- 4-lane arterial into the development; designed in accordance with RTC 2040 RTP
- 10 acres of common space which includes 4 parks
- Perimeter will be landscaping per code. All open space is maintained by HOA.

Character management design requirements include:

- 30 wide open space buffer around perimeter
- 15,000 sq ft perimeter lots
- Street lights will be limited

Development phased: requirements have to be met prior to development

- Utility
- Drainage
- Road
- Cardno conducted the hydrology; 254 areas are off-set areas to be used to offset volume.
- Villages done in conjunction with backbone infrastructure. This is a long range project. Without some assurances, developers can't move forward with mitigations. Open space is currently underwater today.

Public Comment:

- Denise Ross said we need to get involve in this. Overtime, there will be 2,000 homes. If you line up all these cars, it will be 11.2 miles of vehicles.
- Donna Robinson asked about flood prevention of the current neighborhoods.
- Leona Galau said those open spaces are currently underwater. It will be underwater again. She asked how it will be mitigated and who is responsible for those homes that will be affected by flooding.
- Russell Richardson said he knows there will be development and wants to make sure it matches the current neighborhoods. 538 homes on 150 acres will take away land, common areas, and roads. The numbers were padded to make the project look better. The board makes decision based on these numbers. They are making money on what is being built. The County is responsible to confirm these studies.
- Tammy Holt-Still said there was a zoning change. She asked why are they making the properties smaller and why that many homes. She said the current residents will suffer. She said her home is not currently on the flood zone, but if this gets built, it will become a flooded. Shame on the county for building in a FEMA flood zone. The county has 6 acres, and didn't do anything with it. No park. She asked about the sewer capacity for this development, or will it go to the existing one under water.
- Danny Cleous said Prada Ranch has two other properties. He asked why they would propose this project for the County while they had annexed the other two properties to the City. This project needs to match other neighborhoods. There are warehouses out there already.

- Lori Beach said HOA are as good as their board members. The project doesn't propose a lot of open space; she asked how ½ acre to 1 acre considered open space. The project needs to match our neighborhood. She said the current barriers were built to address flooding. Get the barriers off of Necter. It's 25 mph on Lemmon, but no one goes 25. The project needs to be done responsibly.
- Chuck Suter said it's labeled as a subdivision. 500 people in a small space. He asked if these people will be able to have livestock. He said he will have to be tied into the municipal services. He spoke about drainage issues; Chickadee was a main drainage channel. Make the lot sizes all the same.

Greg Lancing, Project Developer, addressed the public's questions:

- He said there will be no livestock on these lots.
- He said they are proactively working with the school district to do land swap to development of a school on Sky Vista.
- He said they are contributing 300 acres to be excavated in order to help with flooding.
- Utilities go to the steady plant. Effluent will go to Swan Lake.
- There is no zone changes. This project is within the zoning standards of 4 units to the acre. 9,000 lot with common open space as long as they stay within the density.
- He said they are working with RTC to widen Lemmon.
- There is demand to connect to Spanish Springs via Eagle Canyon.
- 395 traffic concerns – Stacy said staff report hasn't been written to address 395.
- He addressed the question about the two other annexed properties. Those were annexed in order to do industrial park; the County doesn't currently allow industrial park.
- Roger asked about off-setting to raise the development so it's not in the flood plain and berms along Chickadee.
- Greg Lancing said they would excavate of 2-3 feet which would become a retention area. It's not below the water table.
- Teresa Aquila asked about run off. There 153 acre feet of run-off created by development with 217 acre feet run off retention capacity. Antelope may be impacted by the development. It's being redesigned.
- Jean Harris asked perimeter lot sizes. Stacy said those will be a 1/3 acre lots plus a 30 foot buffer lot to buffer with a pedestrian 8 foot path. It meets code with landscaping requirements. If the neighborhood would like the path to be DG in order to make it equestrian friendly, the developer will consider that preference. As far as the lot sizes, it's zoned for MDS 4 which is smaller; however, the perimeter lots will be larger as a transition.
- Roger Edwards said this project is out of bounds for this area. He said the County would like to see density 4 to 1. It doesn't keep classic appearance of the area. He said this project is below the water level. If they raise the soil, it will move the problem downstream. The project needs to come back once things are sorted out.

**MOTION: Teresa Aquila moved to forward comments; Jennifer Salisbury seconded to motion. (Jean Harris has stepped outside to take a phone call). Motion passed unanimously by 4 members.**

## **7. \*PUBLIC OFFICIAL REPORTS**

**7.A.\*Washoe County Commission Update** — Washoe County Commissioner, Jeanne Herman, may 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 landfindercountry@gmail.com. (This item is for information only and no action will be taken by the CAB).

Commissioner Herman said we need to look at these developments. She said she wished people could have toured this area. The residents aren't exaggerating. She thanked this group for putting up with these things and speaking up. There are things that could be done and we need to put pressure on the developers. The School District is in good shape. Tammy Holt-Still asked about what the Commissioner is doing to help those impacted with the floods. The Commissioner said she got turned down with solutions for those houses that are affected by flooding. Donna Robinson asked for a special agenda meeting regarding flooding. She said she can't attend the 10am Commissioners meetings. A public member said we can't attend meetings because we work. Danny Cleous said he has been attending Commission meetings and not getting anything done.

**8. \*CHAIRMAN/BOARD MEMBER ITEMS** — This item is limited to announcements by CAB members. There was a schedule conflict in this room; temporarily, this CAB will be held at the Stead Airport – check the CAB Agendas for location.

Ray Lake said he attended the NDOT Board Meeting – the Spaghetti bowl improvements may or may not happen; not sure about federal funding.

**9. \*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.

Jennifer Salsbury said there is a misunderstanding of this forum. The CAB members live here in the North Valleys and are equally frustrated. The CAB is a forum to ask questions. The CAB members don't hold a lot more power than the public members. She said CAB members may get an email answered faster. We are volunteers. She said we work, and we all spend 35-40 minutes to get to work. She said when she started on the CAB, no one attended these meetings. She said she attends meeting when she can, but that's personal time away from work. She encouraged the public to email their comments to be read at the County commission meeting. People are getting angry.

Ray Lake said he gets the same 3 minutes. It's a forum to present your concerns and opinions that get forwarded.

Brittney Fry spoke about the Golden Valley project; they don't have to deal with the flooding. The developer was talking about 72 hour or 7 day retention. The current flood waters have gone down marginally. The neighbors want to keep it rural, not suburban. She said she doesn't want to see anymore development.

Russell Richardson said when he bought the property; he understood the properties developed near his neighborhood would be similar to his. He didn't know about a meeting back in 2010 for zoning changes. He said the post card was his first notification regarding the development. The warehouse in front of the planned development will bring in truck traffic.

Roger Edwards said the notification goes to residences within a certain distance from the development. The project doesn't make sense in rural communities. He said there are agenda items for the zoning change meetings, but notifications weren't required.

Ray Lake encouraged everyone to sign up for Cmail to receive agendas, Planning Commission, County Commission agendas.

Carolyn said for the development behind Patrician, the representative said run off will be reduced 40%. The watershed is being altered by this development.

Donna Robinson said these developments impact traffic. 7 fatalities have happen out there. We are going to add that many homes and more traffic. All they plan to do will widen the road. We will have more deaths. The second development is in front of a school. Don't bring your California development here.

Danny Cleous said he lived here 39 years. He said he has never seen a bigger mess with the freeways, water, and effluent. He said the second development that the CAB board deferred to the Planning Commission is not what we want out there. It doesn't belong. These problems have been existing for years. Our traffic issues started at in the 80s. They didn't address it then, and didn't address it now. The traffic is backed up to Parr. They aren't planning on widening it. We aren't just Washoe County, we are the city too. It adds to the bigger problem.

Tammy Holt-Still said in regards to the Manhard project, CAB didn't listen, the barriers keep the water from flooding. They will build in the area, and this CAB moved to approve it.

Teresa Aquila said those developments in Lemmon Valley match the same atmosphere as Golden Valley. That's what we felt were appropriate. Everyone has a voice. Please forward your comments to the County Commission. Utilize your time with facts and figures. There are criteria, and the commission sets the pace. Use your voice wisely.

**ADJOURNMENT - Meeting was adjourned at 8:59 p.m.**

Number of CAB members present: 5

Number of Public Present: 70

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga