

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, October 18, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Laura Bird
Howard Riedl
Margaret Robinson
Bruce Scott

STAFF: Juan Guzman, Open Space Manager
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0007) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Member Fischer was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0012) - None.

1. ACTION ON APPROVAL OF MINUTES - October 4, 2004 (1-0014) - Member Riedl moved to accept the minutes. Member Robinson seconded the motion. Motion carried 6-0.

2. CHANGES TO THE AGENDA (1-0019) - None.

3. AGENDA ITEMS:

3-A. ACTION REGARDING IMPLEMENTATION OF A PROTOTYPE TRAIL SIGNAGE PROGRAM FOR ACCESSIBILITY FOR ALL USER GROUPS AT THE MOFFAT OPEN SPACE PROPERTY (1-0021) - Mr. Guzman introduced Bill Blythe, of Beneficial Designs, Inc. Mr. Blythe provided background information on development of the Universal Trail Assessment Process ("UTAP") and reviewed the exhibits included in the agenda materials. He described the tools used to collect information, the software used to generate reports, and how the information can be used by trail / land managers to determine appropriate signage. The proposed signage identifies various obstacles to assist users in making an informed decision with regard to accessing a trail.

Mr. Guzman acknowledged that the proposed signage program is being considered for all Carson City trail facilities. He advised that the Parks and Recreation Commission and the Carson River Advisory Committee approved the program. In response to a question, Mr. Blythe advised that there are currently 700 UTAP-trained assessors nationally and internationally, and more people are being trained each week. The UTAP is recognized by the California State Parks Department and the U.S. Forest Service. Mr. Blythe responded to questions regarding the signage proposed for the Moffat property, the proposed icons and descriptions, and the warning regarding the possibility of changing trail conditions.

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Mr. Guzman responded to questions regarding costs to implement the proposed signage program. Mr. Blythe provided background information on the grant funding received to conduct the UTAP. He advised that the grant provides for the cost of one sign per trail. He noted that only one sign is necessary at the Moffat Open Space Trail, and advised that the cost will be covered by the grant. **Member Scott moved to approve the proposed signage program. Member Riedl seconded the motion. Motion carried 6-0.** In response to a question, Mr. Blythe advised of considerations to order one extra sign for each trail to provide for replacement if necessary. The Committee members and Mr. Guzman thanked Mr. Blythe for his presentation

3-B. ACTION TO MAKE A RECOMMENDATION TO THE PLANNING COMMISSION REGARDING THE ELECTRIC MASTER PLAN ELEMENT TO THE CARSON CITY MASTER PLAN (1-0246) - Mr. Guzman reviewed the staff report. He explained that areas designated as open space, such as Prison Hill, were assigned density by the plan and that this mistake will be corrected. He responded to questions with regard to the same.

(1-0290) In conjunction with the maps included in the agenda materials, Albert LeBalch discussed the erroneous estimate of land available for development provided by Sierra Pacific Power Company ("SPPC"). He expressed concern regarding the footprint for the proposed Edmonds substation, language which indicates that facilities would be exempt from the permitting process once the master plan is approved, and the use of 120kb lines.

The Committee members reviewed, and discussion took place regarding, the maps included in the agenda materials. (1-0359) Mr. LeBalch expressed concern that SPPC is proposing to construct substations in Carson City which will support other communities. Member Scott expressed an interest in information regarding the relative values of increasing the size of some of the existing substations rather than constructing new ones. Chairperson Hartman acknowledged an interest in hearing from a SPPC representative. Member Bird expressed an interest in having the roads included as an overlay to the topographical map. Member Scott pointed out that much of the growth and new power demand is actually from Douglas County and not Carson City. Chairperson Hartman requested Mr. Guzman to find out if the demand is actually from Carson City. He suggested that the Dayton corridor will also create an additional power demand. (1-0420) Mr. LeBalch pointed out that the maps provided do not distinguish between substation boundaries, existing power lines, and new power lines. He suggested that the information should be separated into 4-5 different maps.

Mr. Guzman acknowledged that he would obtain better maps and more detailed information. Member Scott expressed concern with regard to the opportunity to examine and interpret certain aspects of the draft master plan prior to final approval. Chairperson Hartman acknowledged that the Open Space Master Plan element provides for overhead power lines being the exception rather than the rule. Mr. Guzman acknowledged that this item will be reagendaized. He assured the Committee members that final approval of the plan is not anticipated to take place until 2005.

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE RANKING OF POTENTIAL ACQUISITIONS FOR THE OPEN SPACE PROGRAM AS ILLUSTRATED IN THE QUESTION #1 OPPORTUNITIES MAP (1-0471) - Mr. Guzman reviewed the staff report, and requested Carson River Project Director Laura Crane, of The Nature Conservancy ("TNC"), to explain the importance of the Bently property. Ms. Crane pointed out the 40-acre Bently parcel on a displayed topographic map, and described its characteristics. She noted the importance of conservation along the Carson River, and advised that Mr. Bently is also proceeding with a 1,000-acre conservation easement on

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the Kirman Fields in Douglas County. She pointed out the Kirman Fields property, located just southwest of the 40-acre parcel, and advised that trails are planned for the four miles of River that runs along the Kirman Fields. She suggested that the trails could eventually be linked through the 40-acre parcel to the McTarnahan Bridge area. She advised that a letter of support has been provided by the Bureau of Land Management, which includes an indication of interest to develop trails. Ms. Crane noted that Question #1 funding has already been approved, and that the Open Space Program would only have to allocate \$60,000 to acquire fee title to the Bently property. She suggested that Mr. Bently is an important partner in Carson City's future, and expressed the opinion that maintaining a good working relationship "is something to consider."

In response to a comment, Ms. Crane advised that the 40-acre Bently parcel was recommended to receive Southern Nevada Public Lands Management Act ("SNPLMA") funding if additional funding became available. She offered that TNC would resubmit the funding application; however, Mr. Guzman noted a timing issue associated with the project. He explained that the City will own the property if it is purchased with Question #1 funding. In response to a question, Mr. Guzman advised that TNC is the main partner in acquisition of the Bently property; they have funded the application, the environmental studies, the appraisal, etc. In response to a question, Ms. Crane explained that TNC applied for and received the Question #1 match funding to acquire the Kirman Fields property. Mr. Guzman acknowledged that Carson City will be responsible for funding the Bently property match. In response to a question, Ms. Crane explained that TNC established the deal to acquire both properties together. She expressed the opinion that the Kirman Fields property will be acquired regardless of the outcome of the 40-acre parcel, but expressed concern that TNC's relationship with Mr. Bently will suffer if Carson City doesn't acquire the 40-acre parcel.

Chairperson Hartman acknowledged that the property between the 40-acre parcel and upstream to the county line is owned by the Nevada Department of Prisons ("NDOP") on both sides of the River. In response to a question, Mr. Guzman advised that NDOP representatives are not interested in participating in the development of any trail facility. He acknowledged the possibility of an exchange with the NDOP if the property is owned by the City. It will depend upon the terms of the Question #1 funding agreement. He acknowledged that the property has legal access from Vicki Lane; the access is paid for by Chuck and Barbara Wright.

In response to a question, Mr. Guzman pointed out Clear Creek on the topographical map. He acknowledged that Ms. Crane's presentation was supportive of the ranking included in the agenda materials. In response to a comment, Chairperson Hartman advised that, in order for the 40-acre Bently parcel to be usable, the owner will have to be able to trade it which means it cannot be purchased with Question #1 funding. Vice Chairperson Jacquet discussed management issues on NDOP property, and noted that the City would have a better opportunity to manage the property even if access wasn't available. Member Scott suggested the possibility of proposing to the Question #1 administrators that language be included in the funding agreement to allow land exchanges with the NDOP. He expressed the opinion, based on the \$60,000 match, that acquisition of the 40-acre Bently parcel makes sense. He acknowledged the value of working with TNC in the future and not sending the wrong message to the Question #1 administrators. Member Bird inquired as to whether lands obtained with Question #1 funding can be exchanged with state lands for other parcels. She suggested that perhaps the Division of State Lands would like to have title to the property since its administrator, Pam Wilcox, has expressed an interest in restricting access to lands adjacent to NDOP properties. Mr. Guzman advised that the Question #1 administrators have approved combining allocated funds and applying them to one project. The funding rules specify that purchase of properties along the River will only be allocated a maximum of 50% of the value. Ms. Crane

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commented that now is the time to negotiate flexibility in the funding agreements. Chairperson Hartman requested Mr. Guzman to clarify Member Bird's suggestion because the Division of State Lands has properties in which the Open Space Program would be interested.

Chairperson Hartman agreed with Member Scott's earlier comments that \$60,000 to acquire a 40-acre parcel "and make it work in terms of the bigger picture," is not a large sum. Member Bird discussed her main concern that the City not be perceived as having applied for a grant and then its representatives changing their minds. Member Robinson commented that even if the 40-acre Bently parcel is not used for trails, a property adjacent to the River will be reserved. In response to an earlier question, Mr. Guzman advised that the Open Space Program has \$3.542 million available for projects. He acknowledged that the resolution adopted by the Board of Supervisors on October 7th passed unanimously. Member Riedl expressed the opinion that there is no compelling reason to change the previously approved ranking. Member Scott suggested keeping in mind that the Horse Creek Ranch is "not a done deal," and that consideration should be given, should the project not go forward, to pursuing other projects. **Member Riedl moved to recommend to the Board of Supervisors to adopt the ranking of potential acquisitions for the Open Space Program as illustrated in the Question #1 Opportunities Map and as depicted in the table attached to the staff report. Member Bird and Vice Chairperson Jacquet seconded the motion. Motion carried 6-0.**

In response to a question, Mr. Guzman advised that he would agendaize, for the next meeting, action to proceed with purchase of the 40-acre Bently parcel. Chairperson Hartman acknowledged an interest in reviewing the funding agreements. He requested Mr. Guzman to discuss with Division of State Lands Administrator Pam Wilcox the proposal to exchange lands purchased with Question #1 funds with state lands. Member Robinson suggested not limiting the language to only the Division of State Lands in the event that an acquired property is on the border of another county and the property lines could be adjusted so that trail facilities would be exclusively in Carson City. Member Scott suggested that Ms. Wilcox may be of some assistance to the Open Space Program with regard to the NDOP.

Mr. Guzman acknowledged that he would check into the proposals put forth by the Committee members. Chairperson Hartman requested that any agreement on the part of the Question #1 administrators be presented in writing. He acknowledged a willingness to draft proposed language.

3-D. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ALTERNATIVES FOR THE PURCHASE OF THE HORSE CREEK RANCH LOCATED AT KINGS CANYON ROAD IN CARSON CITY, NEVADA (1-1119) - Mr. Guzman advised that the appraisal and any other necessary information will be available in time to present a recommendation to the Board of Supervisors at their November 18th meeting. He reviewed the staff report, and discussed concerns expressed by some members of the Board of Supervisors with regard to development potential. He discussed the very real possibility that Horse Creek Ranch could be purchased by a developer. He advised that Mr. Fagan is working to resolve access issues, and that extension of utilities to the property can also be resolved. He expressed the opinion that John Serpa would most likely be very interested in the property because of plans for a project adjacent to the property. He discussed the additional issue of not pursuing the conservation easement as a first priority.

Chairperson Hartman recommended discussing, with Development Services Director Andrew Burnham and others, the issue of watershed protection in conjunction with acquisition of the Horse Creek Ranch. Member Scott advised of receiving a telephone call from Rick DeMar, of the Builders Association of Western Nevada, expressing general concerns over the purchase of property with development potential.

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The telephone call was prompted by the last televised Committee meeting. Member Scott invited Mr. DeMar to a future Committee meeting, or to agendaize an item of discussion for a future meeting. Member Scott discussed the need to reassure the community that the goal of the Open Space Program is not to "buy everything," just specific parcels and priorities established throughout the community. Discussion took place with regard to the same, and with regard to the conservation easement proposed for the Horse Creek Ranch.

(1-1295) Bill Schulz, of Schulz Investments, advised that Ray and Jeff Schulz represent one-fifth of the Schulz family ranch. He discussed an interest in acquiring the meadow portion of the Horse Creek Ranch. Mr. Guzman responded to questions regarding Mr. Fagan's priorities with regard to the Horse Creek Ranch project.

In response to a question, Chairperson Hartman discussed the difficulty of determining the extent to which development is allowed in a conservation easement. Ms. Crane expressed a willingness, on the part of TNC, to assist the City in drafting the conservation easement depending upon the extent of Mr. Fagan's plans for development. Mr. Guzman responded to Mr. Schulz's questions regarding Mr. Fagan's proposed plans for development in the meadow. Chairperson Hartman discussed details of a conservation easement developed by the U.S. Forest Service on property located at the upper end of Kingsbury Grade. Member Bird noted that Mr. Fagan's interest in the meadow portion of the property is not to maintain his own agricultural operation. Discussion took place with regard to the same.

(1-1555) Mr. Schulz requested Mr. Guzman to provide for the possibility of allowing the Schulz family to purchase the conservation easement. Mr. Guzman explained the regulations associated with utilizing Question #1 funding to purchase the property. Mr. Schulz suggested the possibility of persuading Mr. Fagan to sell the meadow portion to the Schulz family. Chairperson Hartman pointed out that unless the Schulz family is willing to attach a conservation easement to the meadow, the City will have accomplished nothing. Discussion took place regarding development potential of the hillsides.

Mr. Guzman advised that the Open Space Program will purchase the entire property, if possible. In response to a question, he indicated that the appraiser is ready to write the appraisal and that it will be done prior to the Board of Supervisors considering the loan. Member Scott requested Mr. Guzman to clarify the interests of the Schulz family. (1-1661) Mr. Schulz advised that, "with the sale of the race track property, the family could be on track to purchase the Horse Creek, the 200 acres from [Mr. Fagan] somehow and put a conservation easement on it." He discussed plans to allow members of the Schulz family to build on Schulz property which is adjacent to the Horse Creek Ranch. He advised of working with Mr. Fagan on an easement, and of splitting up some of the land to the east of the meadows to give to members of the Schulz family. He advised of the intent to keep the meadow as it is, and of offers to members of the Schulz family to purchase land in front of the Schulz ranch to construct cabins. The Committee members and Mr. Guzman thanked Mr. Schulz for his comments, and Ms. Crane for her participation. No formal action was taken.

3-E. REVIEW, DISCUSSION AND ACTION REGARDING THE CONTRACTING OF DRILL SEED TREATMENTS TO PROVIDE EROSION CONTROL AND STABILITY ON PORTIONS OF THE CARSON CITY VIEWSHED AND WATERSHED PROPERTIES (1-1703) - Mr. Guzman reviewed the staff report. He acknowledged that noxious weed treatments have been completed and that the drill seed operation is ready to proceed. He advised that Nevada Department of Wildlife representatives have expressed a willingness to contribute funding toward adding sagebrush to the seed mixes. He described the proposed location for the sagebrush seed which is away from the urban

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interface. NDOW representatives are also considering kochia prostrata, which is less flammable than sagebrush and attractive to wildlife. In response to a question, Mr. Guzman advised that root systems on the Gilbert property did not burn completely and that the vegetation is expected to regenerate. Mr. Guzman advised that the seed mixes have been ordered. John McLain, of RCI, is in the process of studying the riparian area and will recommend a seed mix in the near future. Mr. Guzman referred to the article included in the agenda materials, and advised that it will be generally distributed. No formal action was taken.

3-F. DISCUSSION AND ACTION RELATIVE TO SOLICITING BIDS FOR THE SHORT-TERM TIMBER HARVEST AND/OR REMOVAL OF BURNED TIMBER ON PRIVATE AND CITY-OWNED PROPERTIES IN THE WATERFALL FIRE AREA (1-1832) - Mr. Guzman reviewed the staff report and advised that the first harvest, for Kings Canyon, Lakeview, and the Quill Ranch, is anticipated to begin in mid-November. Dave Early is the consultant who is working with the neighbors immediately south of the Stokes property. Mr. Guzman advised that the overall timber harvest operation is moving along fairly well in conjunction with the U.S. Forest Service. He discussed the issue of determining the quality of the material, and advised that Rick Jones, of RCI, is developing a recommendation. A scoping hearing with USFS representatives is scheduled for November 1st to discuss the timber harvest plan between the USFS, the City, and Mr. Serpa. USFS representatives have discussed the timber harvest operation with local chapter Sierra Club members, who indicated a willingness to cooperate. Mr. Guzman advised that City staff is working with USFS representatives to determine road location, ownership, and permitting requirements. He reiterated that Mr. Jones is working to determine how the timber harvest operation will work and what, if anything, the cost will be. No formal action was taken.

3-G. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ACTIONS TO FACILITATE THE REHABILITATION OF AREAS AFFECTED BY THE WATERFALL FIRE (1-1916) - Mr. Guzman reviewed the staff report. Chairperson Hartman anticipates receiving a briefing regarding the lobbyist's success at acquiring Congressional funding assistance in the near future. He advised that the City's lobbyists in Washington, D.C. have worked very hard and done a good job. Mr. Guzman advised that FEMA hired their own group of consultants to study the BAER Report potential flood analysis. The results "were so scary" that they recommended the City request even more funding for treatments and potential projects. Mr. Guzman is in the process of drafting a letter for the signature of City Manager Linda Ritter and City Engineer Larry Werner. Mr. Guzman advised that he would forward the FEMA reports by e-mail to the Committee members. He discussed the need to change the public image and start informing the community of the concerns. He advised that City staff will keep the Washington lobbyist informed. No formal action was taken.

3-H. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE NOMINATION OF PROPERTIES FOR POTENTIAL PURCHASE BY ROUND #2 OF THE STATE BOND QUESTION #1 PROGRAM (1-1982) - Mr. Guzman reviewed the staff report, and explained the reason for including the Horse Creek Ranch is to acquire additional funding. He explained the purpose of this agenda item for benefit of the citizens present, and reviewed the property ranking table attached to the staff report. In response to a question, he discussed the status of the "Bently north" property. Chairperson Hartman acknowledged that development possibilities are very unlikely because of the steep topography and the mercury contamination. Mr. Guzman responded to questions regarding the differences in per-acre value between the Anderson and Jarrard properties. He offered to make additional copies of the appraisals available to the Committee members. **Member Scott moved approval of the round #2 priorities as provided. Member Riedl seconded the motion. Motion carried 6-0.**

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4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-2135) - None.

STATUS REPORTS AND COMMENTS FROM STAFF (1-2143) - Mr. Guzman advised that he has been providing the Board of Supervisors individual tours of the Horse Creek Ranch.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS - Previously covered.

5. ACTION ON ADJOURNMENT (1-2154) - Member Riedl moved to adjourn the meeting at 7:49 p.m. Vice Chairperson Jacquet seconded the motion. Motion carried 6-0.

The Minutes of the October 18, 2004 meeting of the Carson City Open Space Advisory Committee are so approved this 8th day of November, 2004.

STEPHEN D. HARTMAN, Chair