

CARSON RIVER ADVISORY COMMITTEE
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A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, November 3, 2004 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Charles Zimmerman
Vice Chairperson Paul Pugsley
Tom Farrer
Mark McCubbin
Randy Pahl
Keith Wills

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
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 Zimmerman called the meeting to order at 5:35 p.m. Roll was called; a quorum was present. Member Greytak was absent.

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

1. ACTION ON APPROVAL OF MINUTES - October 6, 2004 (1-0013) - Member Wills moved to approve the minutes. Member McCubbin seconded the motion. Motion carried 4-0.

2. CHANGES TO THE AGENDA (1-0020) - None.

3. AGENDA ITEMS:

3-A. PRESENTATION ONLY REGARDING THE OPEN SPACE PROGRAM'S GOALS AND PURPOSE (1-0022) - Mr. Guzman discussed the purpose of this item and narrated a PowerPoint presentation. [Member Farrer arrived at 5:45 p.m.] Mr. Guzman narrated slides of possible future acquisitions, including Horse Creek Ranch, the Hutchison property, the Jarrard/Anderson properties, the Swafford property, and the Desormier property. He entertained questions or comments and, when none were forthcoming, Chairperson Zimmerman thanked Mr. Guzman for his presentation.

3-B. 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 (1-0185) - Mr. Guzman reviewed the three sources of funding available for purchase of open space properties, as follows: the Southern Nevada Public Lands Management Act ("SNPLMA"), Question #1, and Question #18. He advised that the Question #18 open space funds are used as a match for Question #1 funding applications. He explained funding mechanisms

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for the property rankings included on the table attached to the staff report. In response to a question, he described the location and characteristics of the State of Nevada property, ranked 8th on the property ranking table. He advised that the land will be used to construct a drainage facility in conjunction with the freeway bypass. A portion of the land, from the V&T right-of-way into the hillside, will be managed by the Open Space Program. The Parks and Recreation Department will develop a trail within the right-of-way.

Mr. Guzman pointed out the listed properties on the Open Space Opportunities map displayed in the meeting room. In response to a question, he pointed out and described the locations of properties owned by the Schulz family. Mr. Guzman responded to questions regarding water rights associated with the Horse Creek Ranch. He explained that the water rights will be used to continue irrigating the meadow. [Vice Chairperson Pugsley arrived at 5:55 p.m.] Mr. Guzman pointed out the properties owned by Michael Fagen. In response to a question, he advised that Mr. Desormier is willing to sell his property. He pointed out the Desormier property on the displayed map, and discussed its importance to completion of the City's trail system. He advised that the Desormier property also has riparian characteristics. He acknowledged an expectation that road access will be allowed across Bureau of Land Management property to other properties along the River.

Mr. Guzman related details of the Parks and Recreation Commission's deliberations with regard to this item at their November 2nd meeting. **Member Pahl moved to recommend to the Board of Supervisors the nomination of properties for potential purchase by Round 2 of the State Bond Question #1 Program. Member McCubbin seconded the motion.** In response to a question, Mr. Guzman advised that sufficient funding has been allocated to purchase the properties listed on the property ranking table. He reviewed circumstances which have changed with regard to purchase of the Horse Creek Ranch. The Board of Supervisors is in the process of considering a \$3 million medium-term loan which will provide sufficient funding for all the transactions to be completed within the next year or so. Chairperson Zimmerman called for a vote on the pending motion; **motion carried 6-0.**

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS THE NOMINATION OF ENVIRONMENTALLY SENSITIVE PROPERTIES LOCATED IN THE VICINITY OF THE CARSON RIVER AND SIERRA FRONT, TO BE PURCHASED BY THE FEDERAL GOVERNMENT AS PART OF ROUND 6 OF THE SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT (1-0427) - Mr. Guzman reviewed the properties located along the Sierra Front and those located in the Carson River Corridor. He explained that utilizing SNPLMA funds to purchase the properties will result in the Bureau of Land Management owning them. The SNPLMA is simply an additional, potential funding source. Mr. Guzman reviewed the staff report, and advised that Terra Firma has acknowledged the City's intent to develop the V&T corridor. In response to a question, Mr. Guzman explained that the mercury contaminated areas will not be accepted by the BLM. He advised that there is no issue with purchasing mercury contaminated lands for open space with no planned improvements. He suggested that these are questions no one will know the answers to "until we get into it." Chairperson Zimmerman suggested looking to the Dayton area where homes are being constructed on portions of mercury contaminated sites to obtain information regarding how to handle the issue legally.

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In response to a comment, Mr. Guzman explained the differences between the Committee's action taken last month and the action being requested at this meeting. He pointed out the Bently property on the displayed map, and advised that The Nature Conservancy managed to obtain a publicly accessible conservation easement on the Douglas County portion. He related a concern expressed at the November 2nd Parks and Recreation Commission meeting, and explained that Mr. Bently is not interested in attaching a conservation easement to the Carson City portion of his land; he is only interested in selling the property. He advised that the deal was primarily orchestrated by Laura Crane and Ame Hellman of The Nature Conservancy, and specifies that the City purchase the property located in Carson City while Douglas County proceeds with a conservation easement. In response to a question, Mr. Guzman advised that the U.S. Forest Service would own the lands along the Sierra Front. **Member Pahl moved to recommend to the Board of Supervisors the nomination of environmentally sensitive properties located in the Carson River area and the Sierra Front to be purchased by the federal government as part of Round 6 of the SNPLMA. Vice Chairperson Pugsley seconded the motion. Motion carried 6-0.**

3-D. DISCUSSION ONLY REGARDING THE ACTION BY THE BOARD OF SUPERVISORS TO ACCEPT THE PRIORITIZATION OF PROPERTIES AS PART OF THE STATE BOND QUESTION #1 PROGRAM (1-0632) - Mr. Guzman reviewed the staff report, and explained the process to move forward within the previously established range of priorities depending upon the development pressure associated with certain properties. He advised of the Board of Supervisors' request to ensure that all advisory committees involved in development of the Question #1 Opportunities Map be provided an update.

3-E. ACTION TO MAKE A RECOMMENDATION TO THE PLANNING COMMISSION REGARDING THE ELECTRIC MASTER PLAN ELEMENT TO THE CARSON CITY MASTER PLAN (1-0667) - Mr. Krahn reviewed the staff report and the attachments, and provided background information on the Electric Master Plan element. In response to a question, Mr. Guzman advised that Carson City has, as part of the master plan, proposed special plan areas. The most appropriate is the area around the race track which includes more land than indicated on the map included in the agenda materials. Mr. Guzman explained that this is one of the factual errors pointed out by Planning and Community Development Director Walter Sullivan to Sierra Pacific Power Company ("SPPC") representatives. Mr. Krahn advised that SPPC has identified areas for proposed substation construction. One area appears to include the Moffat Open Space property, Carson River Park, Riverview Park, and part of the Ambrose/Carson River Natural Area. Mr. Krahn noted that each substation requires the addition of power lines, and expressed a concern with regard to how the lines would be routed. In response to a question, Mr. Moellendorf advised that SPPC representatives claim to have acquired their information from the City's land use map.

In response to a question, Mr. Moellendorf advised that City representatives are unsure as to whether the substations will serve Carson City. There is some suspicion that the proposed substations will serve Douglas County. Mr. Krahn advised that another concern, relative to the planning aspect, is the City's ongoing comprehensive master plan process which will include growth projections. SPPC representatives will be referred to the master plan consultants to coordinate efforts. Chairperson Zimmerman requested staff to agendize a presentation of the City's land use plans by Mr. Sullivan prior to reviewing the next

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iteration of the Electric Master Plan element.

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Vice Chairperson Pugsley noted that the Electric Master Plan assumes a growth limit of some kind. In addition, the plan shows possible substation locations in both South Hills and Jacks Valley. Vice Chairperson Pugsley suggested that presentation of the information seems arbitrary. He pointed out that Jacks Valley is located in Douglas County and is part of a flood way, not a flood plain, which is soon to be a conservation easement. He advised that the proposed substation location is not feasible unless it can be located within the existing utility right-of-way. He pointed out that neither the Jacks Valley nor the South Hills substations indicate any distribution in Carson City. However, when reviewing the summary of required power distribution at build out, distribution from both locations is assumed. Vice Chairperson Pugsley expressed support for the Electric Master Plan concept, but commented that “as a first attempt, this one’s not too good.” Mr. Moellendorf noted that the November 17th Planning Commission meeting is open to the public, and suggested that the Committee members attend and express their concerns directly.

Mr. Guzman requested input from the Committee members with regard to the recommendations outlined in the staff report. Chairperson Zimmerman requested staff to provide SPPC representatives a list of the Committee’s specific comments rather than just the minutes. Member Pahl commented on the difficulty of approving a plan which is so nebulous. He referred to earlier concerns expressed with regard to locating proposed substations on open space or park property, and expressed concern with regard to approving proposed substation locations “anywhere within the square mile or two square miles” of such property. He suggested that SPPC representatives identify specific sites for proposed substations “rather than some large area.” Mr. Krahn discussed the conditions of the special use permit required for installation of the power line along the west side of the Edmonds Sports Complex, and substation issues in the northern and southern portions of town. He expressed concern with regard to language in the draft master plan document which exempts SPPC from being required to obtain special use permits for future substation construction.

Vice Chairperson Pugsley noted that the master plan document proposes additions of equipment to existing substations; however, there is no indication as to what doubling the size of a given substation represents. He inquired as to whether expanding existing substations will require additional 120kv lines or enlarging existing building footprints. In response to a further question, Mr. Krahn reviewed staff’s recommended action. Mr. Guzman reviewed the purpose of the item agendized for the November 17th Planning Commission meeting, and the public meeting process which will follow. Chairperson Zimmerman suggested agendizing a presentation by SPPC representatives for a joint meeting of the pertinent advisory committees. Discussion took place with regard to the same.

Vice Chairperson Pugsley pointed out that the map indicates no additional power lines crossing the River. He suggested it would not be difficult to add the City’s Corporate Yard into the proposed Edmonds substation location area; the difficulty would be in aligning the new power lines. He inquired as to where the power distribution would be from the proposed Edmonds Drive substation. **Vice Chairperson Pugsley moved to request staff to provide a summary of the Committee’s comments to the Planning Commission for review. Member Farrer seconded the motion. Motion carried 6-0.**

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4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-1152) -

Member Pahl reported on the Committee's education working group meeting with the Carson River Coalition Education Working Group to discuss the EPA grant application to develop a watershed map which focuses on Carson City. He advised that Genie Azad and Mary Kay Riedl, of the Carson River Coalition, have much of the background information already prepared to develop the grant application. Ms. Azad and Ms. Riedl will provide a draft by the end of the week. Vice Chairperson Pugsley advised that the Carson Valley Conservation District is taking delivery of the LIDAR and hyperspectral survey information on the Carson River flood plain tomorrow. He further advised that the data will be available to the City's GIS Division. He acknowledged a willingness to provide a presentation to the Committee after the first of the year. At Chairperson Zimmerman's request, Mr. Krahn commented on the Carson River Watershed Conference. Member Pahl and Vice Chairperson Pugsley also provided comments.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1324) -

Mr. Krahn suggested canceling the December meeting and scheduling the next Committee meeting in January. He discussed the need to switch the dates for the Carson River Advisory Committee and the Parks and Recreation Commission meetings. Vice Chairperson Pugsley suggested including this Committee in the joint meeting scheduled for Wednesday, January 5th, and the Committee members concurred.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS - Previously covered.

5. ACTION ON ADJOURNMENT (1-1423) - Vice Chairperson Pugsley moved to adjourn the meeting at 6:59 p.m. Member Pahl seconded the motion. Motion carried 6-0.

The Minutes of the November 3, 2004 meeting of the Carson River Advisory Committee are so approved this 2nd day of February, 2005.

CHARLES ZIMMERMAN, Chair