

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, February 11, 2002 in the Community Center Bonanza Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Laura Bird
Michael Fischer
Ron Pacheco
Margaret Robinson
Bruce Scott

STAFF: Steve Kastens, Parks and Recreation Director
Juan Guzman, Open Space Manager
Kathleen King, Recording Secretary

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Hartman. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. ROLL CALL AND DETERMINATION OF A QUORUM (1-0001) - Chairperson Hartman called the meeting to order at 6:02 p.m. A quorum was present. Member Pacheco arrived at 6:25 p.m.

B. APPROVAL OF MINUTES - JANUARY 7, 2002 (1-0015) - Member Scott moved to approve the minutes. Member Fischer seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENT (1-0024) - None.

D. MODIFICATION OF AGENDA (1-0026) - None.

E. DISCLOSURES (1-0028) - None.

F. PUBLIC MEETING

F-1. DISCUSSION AND ACTION REGARDING A PROPOSAL BY MR. CARTER SCHLEICHER TO PROVIDE BIOLOGICAL AND CULTURAL RESOURCES BASELINE STUDIES FOR THE MOFFAT PROPERTY. THIS INFORMATION WILL BE USED AS PART OF A MANAGEMENT PLAN FOR THE MOFFAT PROPERTY, LOCATED AT 4021 LEPIRE DRIVE (1-0035) - Mr. Guzman discussed the purpose for developing open space management plans and the elements of biological and cultural resources inventories. He reviewed the staff report, discussed development of the proposal and provided a brief overview of the same. Member Scott suggested that a general overview of the wildlife habitat and subsequent development of a management plan to maintain the habitat may be more beneficial than a biological inventory, i.e., consideration of flood control improvements to the channel as related to wildlife. He further suggested incorporating the study into the GIS base. In response to Member Fischer's request for further explanation regarding the purpose of the study, Mr. Guzman advised that the Open Space Master Plan element requires resource studies as part of the management of open space lands. In response to a further question, Mr. Guzman advised that a phase 1 environmental analysis was conducted prior to purchase of the property. One incident, which did not affect the quality of the land, was reported to the Nevada Department of Environmental Protection. Vice Chairperson Jacquet agreed with Member Scott's comments in that the riparian habitat is the key resource on this parcel. He suggested that Mr. Schleicher's work focus on this resource, and commented that the upland portion of the parcel and the sagebrush are fairly typical of the terrain in this vicinity. He discussed the City Utilities Department current management of the drainage ditch, and inquired as to whether the Committee has the authority to prescribe an alternative method. He advised that an inventory of the creek is needed in order to determine an appropriate management style. Member Scott recommended development of a plan which would provide the Open Space Manager with the authority to keep the creek from being managed as a drainage ditch. Mr. Guzman advised that current management of the creek is characterized by the criteria of satisfying FEMA requirements. Member Scott noted that the entire Eagle Valley drains through this parcel, and suggested considering creation of an improved floodway which would allow for passage of flood waters and development of a dependable, established wetland habitat. Chairperson Hartman suggested including City Engineer Larry Werner in development of the management plan. Member Scott suggested conducting some base line inventory work and then contacting Senior Project Manager John Givlin and Larry Werner to discuss this portion of the valley and how drainage facilities can be modified to meet the needs of both the Storm Drainage Master Plan and the Open Space Master Plan elements.

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In response to a question, Mr. Guzman advised that he would review the existing cultural resource inventories for this area. Mr. Schleicher explained that the class 1 cultural resources analysis listed in the proposal is an overview and narrative of existing data. Mr. Guzman reviewed the proposed cost for the cultural resources aspect of the study. Member Scott pointed out that the property to the south is partially owned by the State, and suggested discussing with Division of State Lands representatives the possibility of preserving said property as open space. [Member Pacheco arrived at 6:24 p.m.] Discussion took place with regard to revising the proposed budget, and Mr. Schleicher reviewed federal requirements for conducting biological inventories, flood control facilities, and the cultural resources inventory. Member Scott reiterated his suggestion to develop a management plan to improve and maximize the existing wildlife habitat rather than compiling an inventory which will be subject to change. Mr. Schleicher suggested that a list could be developed, based on existing literature, of “what has been known to occur in that type of habitat, not necessarily this particular site,” and that ground truthing could be conducted in one site visit with a best guess on the breeding season to determine the wildlife species existing in the habitat environments. A plan could then be developed which the Open Space Manager could incorporate into an overall management plan to recommend improvements which may bring the parcel’s habitats more “up to par.” Member Robinson suggested enlisting the assistance of local Audubon Society chapters to provide bird statistics. Mr. Schleicher acknowledged that this may reduce the site time for the biological inventory if accurate bird lists are available. In response to a question, Mr. Schleicher advised that Sue Fox and Joan Reynolds would be hired as subconsultants.

In response to a question regarding incorporation of data into the wetlands inventory, Mr. Guzman advised that he would speak with Leslie Burnside of Harding ESE. He indicated that he had informed Mr. Schleicher of the wetlands inventory and advised that he anticipates relying heavily on the data. He responded to questions regarding availability of the wetlands inventory data. Mr. Schleicher advised that any data available through Gnomon, Inc. will be incorporated into the proposed studies. Member Fischer expressed a concern regarding public opinion of the necessity for conducting the studies and the associated costs. Chairperson Hartman discussed the importance of ensuring that all existing data is located and incorporated into the proposed studies. Vice Chairperson Jacquet questioned the efficiency of applying the proposed level of inventory to the first 18 acres of open space property. Mr. Schleicher advised that mobilization costs will be reduced by inventorying the Moffat parcel and The Nature Conservancy parcel at the same time. He further advised that cost savings will depend upon development schedules, and that baseline studies should be conducted prior to awarding contracts. In response to a question, Mr. Guzman advised that the City does not have the expertise necessary to conduct the studies in-house. In response to a further question, he indicated that there are no existing biological or cultural resources studies on file for this specific parcel. He advised of a general cultural resources study of the entire City and many engineering and hydraulic studies of the creek. Mr. Schleicher advised that the class 3 cultural resources study conducted on The Natural Conservancy parcel by the Nevada Department of Transportation will be available. The environmental impact study approved for the same parcel was very general, based upon literature, and never ground checked. Mr. Schleicher discussed the Army Corps of Engineers requirements and the surveys conducted by Professor Broussard on the wandering skipper.

Member Fischer discussed the importance of soliciting competitive bids for the proposed studies. Mr. Guzman acknowledged that he had checked with another company some time ago, and advised of the higher “per unit” costs. He advised that Mr. Kastens suggested conducting a request for qualifications process, and provided an explanation of the same. Member Scott suggested that an extension of staff is needed in some selected areas, i.e., a short list of qualified firms or individuals who could provide input on development of an in-house management plan. Mr. Guzman acknowledged that this was the purpose for soliciting the proposal. In response to a question, Mr. Guzman advised that the wetlands inventory developed by Leslie Burnside is available. Harding ESE is perfecting the aspects of retrieving the data and using the information. Mr. Guzman acknowledged that the wetlands inventory was a cost-shared program. In response to a question, he advised that the Open Space Master Plan element does not outline specific management criteria and actions; it consists of broad measures such as conducting baseline analyses of the properties and being good stewards by obtaining this type of information. He further advised that available resources, such as the U.S. Geological Survey, the U.S. Fish and Wildlife Service, the Bureau of Land Management, State government agencies, etc. will be used to the largest extent possible.

Vice Chairperson Jacquet discussed developing a procedure for conducting studies on open space properties. Mr. Schleicher suggested that the proposed studies would be considered due diligence on any other land transaction. Mr. Guzman advised that the City conducts basic studies as a matter of procedure. He referred to Vice Chairperson Jacquet’s suggestion and clarified the intent of his comments to establish a basic outline regarding studies to be conducted. Vice Chairperson Jacquet commented on the importance of developing consistency regarding elements to be considered on each open space parcel acquired. He expressed a concern with regard to investing funding in a “piecemeal” approach. He clarified that Mr. Schleicher’s proposal is worthy but questioned whether it is the right thing for the Committee to do at this point in time. He reiterated his suggestion of developing a procedure to inventory all open space property as it is acquired.

Chairperson Hartman commented that the Committee has always been very satisfied with Mr. Schleicher’s work. Mr. Schleicher discussed the general expense associated with “on-the-ground biological surveys”, and public concerns raised

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during development of the Open Space Master Plan element regarding The Nature Conservancy parcel and breeding bird behavior. Chairperson Hartman advised that the urgency is for the Moffat parcel because of the improvements. Mr. Schleicher discussed the importance of detailing methodology in order to ensure it is replicable. **Member Scott moved to request Mr. Guzman to develop a template or a basis upon which the Committee can consider acquisitions in the future, including the Moffat property, and provide the same for review by the Committee at the next meeting. Member Fischer seconded the motion.** In response to a question, Mr. Guzman advised that only construction-related studies have been conducted to date. In response to a further question, he advised that all information required to obtain a building permit, including mapping, soil analysis, etc., was provided to the City Building Department. The proposed studies are related to land management in perpetuity and for passive uses. Mr. Guzman responded to questions regarding the time frame for the management plan, its purpose for the Moffat parcel, and information which will be made the basis of a template for future acquisitions. In response to a question, Mr. Guzman indicated that trail construction will have more impact on the Mexican Ditch than on Carson Creek because Carson Creek has already been so disturbed. He expressed the opinion that the Mexican Ditch has more biological value. Member Fischer expressed the opinion that the concept behind this process is for the benefit of future stewards of open space. He commented that future advisory committee members will need an understanding of the open space manager's responsibilities in reference to development of open space management plans. Mr. Schleicher discussed the importance of addressing potential liabilities, such as invasive weeds, as part of the management plan. Vice Chairperson Jacquet suggested that a determination needs to be made regarding the inventory needs of the Moffat and The Nature Conservancy parcels. He suggested that Mr. Guzman characterize the inventory needs by the cost to acquire them, and provide alternatives. Chairperson Hartman called for a vote on the pending motion; **motion carried 7-0.**

F-2. DISCUSSION AND ACTION REGARDING A PROPOSAL BY MR. CARTER SCHLEICHER TO PREPARE A MANAGEMENT PLAN FOR THE WETLANDS PROPERTY, WHICH WAS DONATED TO CARSON CITY BY THE NATURE CONSERVANCY. THIS PROPERTY CONSISTS OF 17.6 ACRES AND IS LOCATED SOUTH OF COLLEGE PARKWAY AND WEST OF LOMPA LANE (1-2605) - Mr. Guzman reviewed the staff report. In response to a question, he advised that The Nature Conservancy did not have a management plan in place for this property. He provided background information on The Nature Conservancy's interest in the property and its overall mission. He acknowledged that proposals for this property were received from Mr. Schleicher and Harding Lawson Associates approximately eight months ago. He suggested that the Committee's conclusion regarding item F-1 applies to this item, but noted that the Moffat property is considerably more simple from a management point of view. Member Scott pointed out that a management plan for the subject parcel may have a bearing on freeway construction. Mr. Guzman expressed the hope that this parcel will eventually be linked to the adjacent parcel to the south, and that the two parcels could be managed as a single wetland. He referred to concerns expressed by Member Robinson regarding parking lot drainage to the wetlands.

Mr. Schleicher anticipates that Frehner Construction will move forward with mainline freeway construction this year. He discussed parcels being developed outside the mainline of the freeway and expressed the opinion that the subject property has been degrading over the last 15-20 years. Member Fischer inquired as to how much authority the management plan will have to prevent interference from outside sources. Chairperson Hartman discussed enforcement measures, such as the Threatened and Endangered Species Act and the Clean Water Act. Discussion took place regarding specifics of the management plan pertaining to vegetation, public comment received regarding this parcel during the open space master plan development process, and the condition of the wetlands. In response to a question, Mr. Guzman indicated that this property will not be managed differently than the Moffat property. **Member Fischer moved to defer this matter until a protocol is in place. Member Scott seconded the motion. Motion carried 7-0.** Chairperson Hartman thanked Mr. Schleicher.

F-3. DISCUSSION AND ACTION REGARDING THE 2002-2003 OPEN SPACE BUDGET (1-3240) - Mr. Guzman reviewed the staff report and the attached budget. He advised that approximately \$1.8 million is available for open space acquisitions. Mr. Guzman and Mr. Kastens responded to questions regarding the difference between professional and contractual services and the amount budgeted for property maintenance/management. Mr. Kastens advised that unspent funding will be carried forward to the next year's budget. Discussion took place regarding the amount budgeted and the purpose for the capital outlay line items, projected income, park ranger costs and responsibilities, and general fund allocations. Mr. Guzman responded to questions regarding future acquisition opportunities. Member Robinson suggested adding the Moffat property acquisition, design and construction into the current fiscal year and the Committee members and staff concurred. **Member Scott moved, with the understanding that the Committee is fiscally conservative and concerned about paying its fair share and no more in terms of basic overhead, and recognizing that Mr. Kastens and the Parks Department staff have been very good to the Committee, to approve the budget with the understanding that Mr. Guzman will monitor it very closely. Member Fischer seconded the motion.** Discussion took place regarding the amount budgeted for the travel line item and the cost of living increase. Chairperson Hartman called for a vote on the pending motion; **motion carried 7-0.**

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F-4. DISCUSSION AND ACTION REGARDING THE CONTENT OF THE PLAQUES TO BE PLACED AT THE MOFFAT OPEN SPACE PROPERTY TO RECOGNIZE MR. MOFFAT FOR HIS CONTRIBUTION TO CARSON CITY (2-0448) - Mr. Guzman distributed a revised staff report, and advised that Tony Wren will contact him tomorrow morning with his thoughts on the proposed language. Member Scott read into the record the following proposed language: "As a young adult, Mr. William Moffat enjoyed spending time within the rock outcrops of this property to view the magnificent scenes of the Carson Range, the Carson Valley, and the surrounding agricultural fields. Those scenic values are reflected in the attributes which the Carson City Open Space Program seeks to protect for the enjoyment of our community and future generations. On behalf of the residents of Carson City, we are pleased to express our appreciation to Mr. William Moffat for his generosity in making this critical parcel of land available to the Open Space Program for the public benefit in perpetuity." **Member Robinson moved to approve the proposed language.** Discussion took place regarding the phrase "in perpetuity" and, in response to a question, Mr. Kastens advised that the proposed language will not need to be submitted to the Board of Supervisors for approval. Member Bird suggested changing the word "within" to "among", and discussion took place regarding whether or not "rock outcrops" is redundant. **Member Fischer seconded the motion. Motion carried 7-0.**

In response to a question, Mr. Guzman advised that one plaque will be placed at the shade structure and one will be placed among the rocks. The plaques will be made of bronze and will include language regarding the project's approval by the Board of Supervisors and the Open Space Advisory Committee, and the names of the architect and the contractor.

F-5. DISCUSSION ONLY REGARDING THE PROJECT STATUS OF THE OPEN SPACE IMPROVEMENTS AT THE MOFFAT PROPERTY, LOCATED AT 4021 LEPIRE DRIVE (2-0611) - Mr. Guzman advised that the property is under construction, rough grading is almost complete, and the location of the shade structure is surrounded by very large rocks with a nice view of the City. He encouraged the Committee members to visit the site. He responded to questions regarding the projected completion date and the possibility of a ribbon cutting ceremony. He advised that several volunteer groups have offered to pick up trash from the property. In response to a question, Mr. Guzman described the proposed alternative to the rock veneer. He acknowledged that it will be as vandal proof as possible, and that the plaque will be protected as well. Mr. Kastens described the product used to prevent penetration of paint on the face of the plaque. Mr. Guzman invited the Committee members to view the materials at the Parks Department office.

F-6. DISCUSSION ONLY REGARDING THE PROJECT STATUS OF THE PILOT STUDY TO IDENTIFY, INVENTORY, AND CLASSIFY WETLANDS AND RIPARIAN RESOURCES WITHIN CARSON CITY, NEVADA (2-0807) - Mr. Guzman advised that all the collected data has been entered into the computer. He is awaiting the software necessary to operate the CD, after which Eric Ingbar of Gnomon, Inc. will meet with him to install the program. A demonstration will be provided at the March Committee meeting.

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (2-0865) - Following discussion, consensus of the Committee was to schedule the next meeting for Monday, March 18th. (2-1911) Chairperson Hartman requested that Mr. Guzman speak with Meg Jensen with regard to jointly hosting a seminar for appraisers, tax assessors, and CPAs to address the issues of conservation easements, general appraisals, and resource values. He advised that the Bureau of Land Management is dealing with these same issues.

H. STATUS REPORTS FROM STAFF (2-0950) - Mr. Guzman advised of discussions with Dwight Millard regarding the possibility of purchasing 700 acres in the area of C Hill. Discussion took place regarding visibility of the property from the valley floor; the slope, elevation, and proposed use of the property; the possibility of conducting an MPR; and current uses of the property. Mr. Guzman advised that Mr. Millard has indicated he does not need to be paid in cash. Member Scott suggested including graphic descriptions of the property in the agenda materials. Discussion took place regarding ownership of adjacent properties. (2-1640) Chairperson Hartman responded to questions regarding the possibility of the City acting as a wetlands receiving zone for Mr. Millard. Mr. Guzman advised that the Parks Department agreed on the value of the wetlands located in the Mountain Park Subdivision approximately five years ago. The January 16, 2002 letter from the Department of the Army to Mr. Millard, which was included in the agenda materials, presents the opportunity to deduct from the previously agreed upon price the amount necessary to accomplish a wetlands mitigation. Member Scott suggested that the letter creates a benefit for the Parks and Recreation Department, and Chairperson Hartman discussed the benefits of habitat conservation plans.

Mr. Guzman advised of pending litigation regarding the Gerard/Anderson estate. Mr. Gerard has expressed an interest in selling property, and Mr. Guzman discussed the possible interest of the Utilities Department in property's water rights. Discussions have yet to take place regarding price and the amount of property to be made available for sale.

Mr. Guzman advised of the possibility of 700 acres in the Virginia Range being offered by William Goni. He noted that the property is not as visible from the valley floor, and that there is no urgency with regard to development. He advised that

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the lower portions of the Goni property have been purchased by Gary Lehman. Vice Chairperson Jacquet discussed an 80-acre parcel of public land, near Mr. Lehman’s pit off

Goni Road, which was identified for exchange. Half the parcel is “fairly developable.” Mr. Guzman advised of input from a resident of the Goni Road area regarding construction of a park.

Mr. Guzman advised of a meeting with the owner of a 40-acre parcel up Kings Canyon Road on the backside of C-Hill. The property is very visible from the Stokes and Borda properties. Mr. Guzman discussed acquisition of the property by Mike Gilbert and his plans for the same. Mr. Guzman’s initial assessment of the property is that it is an isolated 40-acre parcel surrounded by U.S. Forest Service and City properties. In response to a question, Mr. Guzman advised that the property is zoned 10-acre conservation reserve. Discussion took place regarding Mr. Gilbert’s exemption from the variance requirement.

(1-1812) Mr. Guzman advised of a meeting between representatives of Douglas County, Washoe County, the Bureau of Land Management, and the U.S. Forest Service, to be hosted by Carson City, for the purpose of discussing the Southern Nevada Public Lands Management Act Round 4. The meeting will be held on February 27th from 9:00 a.m. to noon in Room 3100 of the Legislature. Mr. Guzman further advised that he and Supervisor Livermore have been assigned to speak to the State Lands Committee of the Legislature regarding the relationship between Carson City, the Bureau of Land Management, and the U.S. Forest Service. This will take place in March.

I. ADJOURNMENT (2-2015) - Member Fischer moved to adjourn the meeting at 8:25 p.m. Member Scott seconded the motion. Motion carried 7-0.

The Minutes of the February 11, 2002 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of March, 2002.

STEPHEN D. HARTMAN, Chairperson