

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the August 30, 2004 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, August 30, 2004 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Scott Fahrenbruch, Acting Parks and Recreation Director
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 (1-0008) - Vice Chairperson Jacquet called the meeting to order at 6:00 p.m. A quorum was present.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0013) - None.

1. ACTION ON APPROVAL OF MINUTES - July 28, 2004 and August 16, 2004 (1-0017) - Member Riedl moved to approve the minutes. Member Fischer seconded the motion. Motion carried 7-0. Vice Chairperson Jacquet passed the gavel to Chairperson Hartman.

2. CHANGES TO THE AGENDA (1-0028) - None.

3. AGENDA ITEMS:

3-A. ACTION TO CONSIDER PRIORITIZING POTENTIAL PURCHASES OF PROPERTIES FOR OPEN SPACE PURPOSES LOCATED: (1) WITHIN THE VICINITY OF THE CARSON RIVER, THE ANDERSON AND JARRARD RANCHES, APPROXIMATING 400 ACRES; THE BENTLY 40-ACRE PROPERTY, AND THE BULIN-HOLLINGSWORTH 22-ACRE PROPERTY; AND (2) LOCATED WITHIN THE CARSON RANGE, THE HORSE CREEK RANCH 600 ACRES AND THE HUTCHISON 40-ACRE PROPERTY (1-0030) - Mr. Guzman reviewed the staff report and pointed out the subject properties on a displayed topographic map. He advised that the Bently property, Horse Creek Ranch, and the Hutchison property are ready to move forward. He reviewed the funding mechanisms as outlined in the table included in the staff report. In response to a question, he pointed out the Joost property on the displayed map. He advised that acquiring the Joost property will facilitate access to Ash Canyon Road, and that Utilities Division staff have expressed an interest in participating in the acquisition. He acknowledged the existence of an easement to access the water tank by Utilities Division staff, Division of State Lands, and sportsmen's associations.

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In response to a question, Mr. Guzman discussed the possibility of bonding to acquire the Horse Creek Ranch and other properties. In response to a further question, he recommended proceeding with the Horse Creek Ranch transaction with or without bond funding. He reviewed the options available for acquisition of the Horse Creek Ranch property. He advised that the Open Space Program has approximately \$2.9 million, \$2.5 million of which can be allocated toward a project. In response to a question, Mr. Guzman advised that the Horse Creek Ranch comprises approximately 600 acres. In response to a further question, he advised that the first cycle Question #1 funding which has already been granted cannot be reallocated. The next cycle applications will be due in November, with decisions anticipated in late December/early January. Member Fischer referred to discussions which took place at the August 16th Committee meeting, and expressed the opinion that the Committee should perform on the Horse Creek Ranch property.

In response to a question, Mr. Guzman advised that Question #1 projects have a one-year time frame from the execution of funding agreements to closing a deal. In response to a further question, Mr. Guzman explained that the owners' \$20,000 per acre estimate on the Bulin-Hollingsworth property is based on comparable sales in the area without the benefit of an appraisal. He advised that he would research the possibility of reallocating the \$69,700 in Question #1 funding to another of the listed priorities. Member Scott reviewed the purpose of the agenda item to consider priorities, and expressed agreement with the priority assigned to the Horse Creek Ranch. He expressed hesitation with regard to any property where the owners are, in effect, not willing sellers because of the sales price. **Member Scott moved to accept the priority list with the emphasis on the Horse Creek Ranch as the first priority. Member Fischer seconded the motion.** Member Riedl expressed concern with regard to priority #2 because of the land owners' unwillingness to agree to a price per acre. He expressed support for the listed priorities, but suggested assigning a #4 priority to the Bulin-Hollingsworth property.

In response to a question, Mr. Guzman advised that full value of the properties was submitted as part of the Question #1 application. Based on that, the Question #1 administrators figured the percentages and divided the available funding accordingly. In some cases, the granted funding doesn't represent the maximum amount. Mr. Guzman acknowledged that the Open Space Program cannot pay more than the appraised value of a property. He further acknowledged that if the Bulin-Hollingsworth property was appraised at a value considerably less than the property owners' valuation, it would automatically be reprioritized. In response to a question, Member Scott suggested that the existing priorities should be reviewed prior to ever moving forward with the Bulin-Hollingsworth property. He expressed the opinion that the priorities listed after the Horse Creek Ranch are still flexible. Chairperson Hartman called for a vote on the pending motion; **motion carried 7-0.**

3-B. 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 (1-0284) - Mr. Guzman invited Michael Fagan to the meeting table, and Chairperson Hartman thanked him for his attendance and participation. Mr. Guzman acknowledged that the conservation easement portion of the Horse Creek Ranch was funded by Question #1 in the amount of \$500,000. Mr. Fagan reviewed the original intent of the transaction to sell the hillsides, approximately 389 acres, outright to Carson City. He would maintain ownership of 220 acres, 20 acres of which is "a little triangle that's right where the break in the median is on [Highway] 50 which would not be a part of this transaction at all," and 200 acres would be the prime meadow property on which he would sell a conservation easement to Carson City, the exact value of which would be determined but for which an estimate of 50% of the appraised value was used. Mr. Fagan advised that the appraisal done

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90-120 days ago valued the property at \$7,000 per acre. He referred to discussion at the August 16th Committee meeting wherein he provided comparable sales of property in Alpine County at \$9,000 per acre. He expressed certainty that the meadow portion is considerably more valuable. He advised of receiving two unsolicited inquiries on the property since the August 16th meeting; one from a local buyer who would use the property for his personal residence, and another from a Chicago investment group. He stated that neither one of the inquiries had materialized into a formal offer, but that the information was presented as evidence of interest in the property.

Mr. Fagan advised that Mr. Guzman had inquired into the possibility of purchasing the entire property. He indicated that at the time the process began, 12-18 months ago, he was not interested in selling the entire property. In the interest of addressing some personal financial obligations and perhaps in facilitating the sale, Mr. Fagan advised that he had reconsidered selling the entire property as well as financing the sale. He explained that doing so would change his long-term plans for the property, including plans to construct a retreat center. He advised that there had not yet been any inter-agency planning for the retreat center, but suggested that the property value would not be diminished by a conservation easement for an individual who wanted to construct a single-family home. He expressed a willingness to sacrifice that part of the value for development in the interest of open space. However, he expressed the opinion that the value of the meadow is more than \$7,000 per acre if he were to sell the entire property to the City. He advised of having met with Mr. Guzman earlier in the day, and of offering to sell the entire property for \$10,000 per acre with 50% down and that he would finance the other 50%. He estimated the entire property value at approximately \$6 million, and acknowledged that the City cannot pay more than the appraised value. He advised that he was not willing to sell the entire 610 acres for \$4.2 million. He explained that his personal financial situation is such that he needs approximately half the value of the property by the end of the year. He discussed the need for a binding commitment and a time line that is achievable to obtain \$2.5 to \$3 million by December 31st, by the time of the next Committee meeting to keep from having to explore other avenues for liquidating the property.

In response to a question, Mr. Fagan explained that tying part of the purchase price into a donation is not as attractive as it would seem because of his present financial situation. Chairperson Hartman referred to discussion which took place at the August 16th meeting regarding the length of time necessary to develop a conservation easement. He discussed his concern with regard to bonding in that a fairly significant amount would have to be bonded and, if not spent, the City would be in an arbitrage situation. He acknowledged the likely frustrations that Mr. Fagan will experience in developing a retreat center. In reference to Mr. Fagan's offer, he advised that the current appraisal would have to be updated to include the entire 610 acres. He acknowledged the issue of timing for Mr. Fagan. Member Scott expressed a preference to acquire the entire property rather than have a conservation easement and, once and for all, keep the property as open space.

Mr. Guzman advised that the time line and the written commitment could be provided to Mr. Fagan "whichever way the Committee decides to go." He explained that definition of Kings Canyon Road, which was a previous concern of the Board of Supervisors, was accomplished through the conservation easement. The definition would remain intact even if the entire property was purchased. Mr. Guzman advised that

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Development Services Director Andy Burnham had expressed an interest in participating in the Horse Creek Ranch project from a watershed protection standpoint. In response to a question, Mr. Guzman felt confident that the Question #1 funds could be allocated to purchase the entire property rather than the conservation easement only.

At Member Scott's request, Mr. Fagan reiterated the offer, as follows: \$6 million purchase price, \$3 million down and \$1 million per year over a three-year period. Mr. Fagan advised that Mr. Guzman had indicated \$500,000 was as much as the City could pay per year, that six years was longer than he would like to carry the note, "but still in the ball park." Member Riedl discussed the possibility of short-term loans instead of bonding, and Chairperson Hartman recommending exploring this possibility. He advised that the Open Space Master Plan element includes short-term loans as a financing mechanism. Member Riedl inquired as to how the \$1 million from BLM could be shown as an asset in the calculation. Vice Chairperson Jacquet advised that the 60-acre Bernhard parcel is an asset like any other the City owns under the Open Space Program; however, the Board of Supervisors has already decided to dispose of it which puts it in a different category. Chairperson Hartman advised that BLM's obligation to acquire the parcel is not definable at this point, and discussion took place with regard to the same.

Member Fischer moved to recommend to the Board of Supervisors to proceed with purchase of the Horse Creek Ranch, the entire package, to utilize available Open Space Program funding and any other funding mechanisms necessary to complete the deal. Member Riedl seconded the motion. In response to a question, Mr. Fagan advised that the 20-acre triangular parcel which fronts Highway 50 would have to be included if the entire property is sold. In response to a question, Mr. Guzman advised that the appraiser is working diligently to review the appraisal and, in so doing, will provide the appropriate value. The appraiser's contract, which began two weeks ago, specifies that the work will be completed in 30-45 days.

Member Scott suggested that Mr. Guzman explain the situation to the Question #1 administrators, clarify reallocation of the conservation easement funding, and inquire as to whether they can assist with moving the project forward outside of the next Question #1 cycle. Mr. Fagan advised of being ambivalent with regard to moving forward with the entire purchase at a \$10,000/acre price versus the original plan to include a conservation easement. He expressed a preference to go forward with "plan A" which has been in process for approximately a year. If the appraisal "doesn't come out or you can't find \$6 million," Mr. Fagan suggested a two-stage approach, as follows: Purchase the hillside for \$2.7 million; utilize the Question #1 funding allocated to the conservation easement, and bind the two transactions together with a memorandum of understanding. He reiterated his preference to proceed this way, even if this is not the City's first choice, rather than selling the property on the open market. Chairperson Hartman assured Mr. Fagan that this is also the Committee's preference. He expressed the opinion that it will be difficult for the appraiser to make a 40% leap in value. He discussed the importance of meeting again in the next two weeks to begin developing the transaction in stages. He suggested that consensus of the Committee would be to purchase the property in two stages rather than not purchasing the property at all. In response to a question, **Member Fischer amended his motion to add the recommendation that the property be purchased in two stages, as described by Mr. Fagan, if necessary. Member Riedl continued his second.** Mr. Fagan acknowledged the understanding that the Committee desires to pursue the project. Chairperson Hartman called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 6-0-1-0, Member Scott abstaining.** Chairperson Hartman thanked Mr. Fagan.

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3-C. REVIEW, DISCUSSION, AND POSSIBLE ACTION TO PURCHASE SEED FOR USE IN THE REVEGETATION OF CARSON CITY VIEWSHED AND WATERSHED PROPERTIES; 3-D. REVIEW, DISCUSSION, AND POSSIBLE ACTION REGARDING THE CONTRACTING OF SEED TREATMENTS AND TO STABILIZE PORTIONS OF THE CARSON CITY VIEWSHED AND WATERSHED PROPERTIES TO PROVIDE EROSION CONTROL; and 3-E. DISCUSSION AND POSSIBLE ACTION RELATIVE TO SOLICITING BIDS FOR THE SHORT-TERM TIMBER HARVEST AND/OR REMOVAL OF BURNED TIMBER ON PRIVATE PROPERTY AND CITY-OWNED PROPERTIES IN THE WATERFALL FIRE AREA (1-0673) -

Mr. Guzman introduced NDF State Forester John Christopherson and NRCS District Conservationist Garrit Buma. He provided background information on the NDF's assistance in providing advice regarding the seed mixes, seed mix application, erosion control, etc. He advised that Mr. Christopherson's expertise specifically relates to timber. He discussed the Wildlife Habitat Improvement Program ("WHIP") grant funding available through NRCS for burned area rehabilitation.

Mr. Guzman advised that bids for aerial application of the seed mix were received earlier in the day. The involved agencies followed John McLain's recommendations, including the recommended augmentations. Application of the seed mix is anticipated to be done within ten days or as soon as aircraft is available. The drill treatment seed mixes were the subject of extensive discussion earlier in the day, and Mr. Guzman advised that they will be funded through the NRCS WHIP grant. He further advised that John Serpa, Karen Joost, and nearly every other private property owner in the burned area have granted permission for the aerial seed applications. City and Cooperative Extension staff are working together on the necessary noxious weed treatments prior to application of the seed mixes. Mr. Guzman anticipates that the specific treatment will be decided by Thursday, September 2nd. He expects to obtain the necessary authorization for the drill seeding application by Tuesday, August 31st.

Mr. Guzman discussed the purpose of Mr. Christopherson's attendance at this meeting to provide information on the timber harvest. He explained that the timber harvest operation cannot include residential areas because of hazards inherent in the process. The residential property owners will need to hire their own contractor. Mr. Guzman advised that if Cooperative Extension staff have a different approach, he will inform the Committee right away.

At Chairperson Hartman's request, Mr. Christopherson explained the timber harvest operation, as follows: A forester will need to evaluate the property and the timber, and develop a harvest plan which will identify, for all parties concerned, what is available for sale. Negotiations would then take place between Carson City and the logger or the log mill. Mr. Christopherson advised that NDF does not have sufficient staff to address the operation process. He explained that the U.S. Forest Service will be bringing an individual from another forest to work on their property full time. He recommended that Carson City contract with a consulting forester. He advised that RCI has a consulting forester on staff, Rick Jones, who previously worked for NDF. He offered to provide Mr. Guzman a list of other consulting foresters. Once a contract is entered into, NDF will issue a harvest permit based on the information provided in the harvest plan and, at that point, the timber harvest operation can begin. Mr. Christopherson advised that the contract should include a provision for the consulting forester to be in the field monitoring the harvest operation. He explained that NDF personnel will be on hand to monitor the harvest operation only with regard to NDF Forest Practice Laws. He recommended pursuing this course of action rather than waiting for the USFS to begin its timber harvest operation. He explained that trees begin to deteriorate the moment they die. They will still be valuable if harvested next spring but would be less valuable than if harvested in the fall. He

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estimated that 4" could be lost off the diameter of a log by next spring which could equate, over the course of an entire sale, to significant dollars. He pointed out that there is no guarantee the USFS will be successful in a timber salvage operation; they are often stopped by litigation.

In response to a question, Mr. Christopherson estimated that developing a plan and obtaining a permit would take approximately two weeks once a consulting forester is hired. In response to a further question, he discussed the anticipated value of the trees in comparison to the costs associated with removing them. Member Scott commented that the burned trees represent more than a deteriorating resource; they represent the negative aspect of the fire. He expressed the opinion that the community will be better off the sooner they are removed. Mr. Christopherson acknowledged that there are logging contractors in the eastern California area. California maintains lists of licensed timber operators, and he has requested a copy of the lists from the certifying agencies. He explained that a good portion of the burned area is too steep to harvest except by helicopter, and advised that there are companies in Oregon which specialize in helicopter salvage. In response to a comment, he advised that the City, Mr. Long, and Mr. Serpa are the three largest timberland property owners in the area. There are smaller parcels which could be included as well. The agreement between the three parties would have to be arranged as to how the sale would proceed and the receipts distributed. Mr. Christopherson agreed with determining the interests of the affected property owners and selecting a consulting forester.

In response to a question, Mr. Christopherson advised that not removing the burned timber will create a fuels issue. Everything standing now will begin falling within five years and be "on the ground" within ten years. Salvaging the burned timber now will significantly reduce the amount of fuel available to burn in the future. With regard to insect and disease issues, Mr. Christopherson advised that all the dead trees are infested. He explained that the insects are not as big an issue because they are finishing off trees that were dead or were going to be dead. He anticipates increased bark beetle activity in the woods next year, and that they will prey on the weak trees. Any trees which are susceptible to bark beetle should be removed this fall or next spring.

In response to a question, Mr. Christopherson advised that NDF Forest Practice Laws allow tractor based or ground equipment on slopes that are less than 30% and, with a variance, steeper slopes. Cable operations are possible, but not likely. He advised that there is a myriad of available equipment depending upon the operator who bids the job. As long as the contractor follows the approved harvest plan and stays in the areas they're allowed to drive, the ground equipment shouldn't create problems. Any kind of soil churning which incorporates the aerial seed treatments will be a good thing. Churned up soil makes an ideal seed bed for regeneration. In response to a question, Mr. Guzman advised that the City will most likely extend the contract with RCI to ensure the logging operation is properly managed. He referred to earlier comments by Mr. Christopherson regarding the possibility of the USFS timber salvage operation being stopped by litigation, and advised that this is a very real possibility.

Member Scott expressed appreciation for Mr. Christopherson's insights and recommendations, and frustration with the lack of progress on the aerial seed treatments. He agreed that the City should move forward with the timber salvage operation as soon as possible. He expressed a preference that the portion of the salvage operation which will require heavy ground equipment take place prior to seed germination.

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He suggested there may be other property owners besides the three named by Mr. Christopherson who would benefit on a cost-neutral basis from removing the burned timber. He recommended moving forward with contacting licensed timber operators, as well as inventorying the area and having a consulting forester begin the harvest plan.

Mr. Guzman advised of having inquired of Mr. Christopherson whether this would be a good time to thin out portions of the City-owned forest. Mr. Christopherson agreed that the forest has been suffering from a general lack of management for a long time. He advised that there are a greater number of trees than this area can ecologically support over the long term. Drought, fire, etc. cause "recycle" and the most valuable forest cover is lost. He advised that adjusting the number of trees per unit area to a level that is healthy will promote vigorous growth patterns, and disease, insect, and fire resistance.

Chairperson Hartman expressed appreciation for Mr. Christopherson's presentation, and commented on the importance of getting accurate, factual information to the public. In response to a question, Mr. Christopherson advised that new plantings will begin once trees are available. Seedlings will have to be started, and NDF personnel are actively researching seed sources. Mr. Christopherson advised that there is some seed available in the NDF nurseries, and nursery planting will begin soon. He anticipates that one year would be the soonest trees could be ready for planting, provided greenhouse space is available for growing. Two years from now, bare root seedlings could be grown in outdoor nursery beds, harvested and available for reforestation. He anticipates natural regeneration in areas that didn't burn heavily.

Mr. Christopherson advised of several homeowners in the gated community at the top of Kings Canyon Road who are actively pursuing a timber salvage operation. In response to a question, Mr. Christopherson explained the reason transplanting trees is not a good idea. The seedlings produced in NDF nurseries and greenhouses have compact, very fibrous, dense root systems, whereas trees transplanted from a wild land setting would most likely not be successful.

Member Fischer moved to recommend to the Board of Supervisors the alternative of conducting a salvage operation ahead of the U.S. Forest Service and prior to the spring of 2005, including thinning. Member Scott seconded the motion. Motion carried 7-0.

Chairperson Hartman thanked Mr. Christopherson for his presentation.

(1-1673) Member Fischer requested Mr. Guzman to ensure that information regarding timber salvage operations on private property is provided to all appropriate parties. In response to a question, Mr. Fahrenbruch provided a brief overview of the City's Street Tree Program.

(1-1293) - Natural Resources Conservation Service District Conservationist Garrit Buma reviewed post-fire rehabilitation programs, the Emergency Watershed Program and the Wildlife Habitat Improvement Program ("WHIP"). He advised that the drill seeding treatments, as recommended in the BAER Plan, are being considered for WHIP funding. NRCS staff have been working with John McLain, of RCI, and NDF staff to incorporate weed control, riparian revegetation in identified areas, and possible reforestation. Mr. Buma advised that NRCS staff have also been considering incorporating some of the acreages into a conservation plan. Chairperson Hartman advised that there is some urgency to providing numbers to Nevada's Congressional delegation in order that they can assist as much as possible with obtaining funding. Mr. Buma explained that NRCS staff is deviating somewhat from the BAER Plan recommendations in that

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the seed mix is required to correspond with wildlife habitat improvement rather than erosion control. Chairperson Hartman discussed the two alternative seed mixes included in the BAER Plan, one of which was more appropriate for wildlife habitat improvement. Mr. Buma advised that the NRCS seed mix could be referred to as "seed mix 3."

Member Scott advised of having talked with Mr. McLain earlier in the day. He is awaiting bid prices from seed companies on the 2-3 seed species in mixes 2 and 3 that weren't in seed mix 1. He expressed concern with regard to the delay in applying the aerial seed treatments, and inquired as to what could be done to expedite the process. Mr. Guzman advised of being present during USFS District Ranger Gary Schiff's testimony at a recent public meeting. He expressed the opinion that USFS staff is doing their best to expedite the aerial seed treatments. He advised that the process is extremely complicated and cumbersome. Member Bird explained the federal contract process for aerial fire fighting resources and the separate process for aerial seed treatments. Chairperson Hartman expressed appreciation for the explanation. He recalled the BAER Plan presentation by Team Leader Genny Wilson, who made it very clear that the BAER Team would soon disperse and that "when they left, the urgency would leave with them." Chairperson Hartman noted that the urgency has diminished, and expressed the opinion that Carson City would be in a dire situation without the assistance of the Nevada Division of Forestry and the Natural Resources Conservation Service. He discussed the need to stabilize the watershed before one of the typical August thunderstorms hits the area.

Mr. Guzman advised that the legislative committee has requested information which will facilitate funding allocations. Senator Mark Amodei will be participating in a tour sponsored by the USFS on Wednesday, September 1st to which the Committee members and City staff have been invited. In response to a question regarding the apparent delay in beginning to stabilize the watershed, Chairperson Hartman advised that the City would most likely not be liable for significant flood damage to residential properties. He pointed out that the City has been very diligent in cooperation with the NDF and the NRCS.

Member Scott extended his gratitude to everyone who has worked so hard in relation to the Waterfall Fire, including the NDF, NRCS, and USFS staff. He discussed the need for a paradigm shift with regard to management of the resource. He acknowledged the City's inability to manage USFS lands, but pointed out the need to influence how private and publicly owned City lands are managed. He referred to Mr. Christopherson's comments regarding the value of timber harvest and resource management, and recommended that these ideals be integrated into re-establishment of the City's watershed, both visually as well as in soil stabilization, future benefit, and viewshed. He inquired as to what the City has done to formally thank all those involved in the rehabilitation planning effort. Mr. Guzman agreed that this will be done.

(1-1690) In response to a question, Mr. Buma anticipated that a rough contract for the WHIP grant would be in place by Friday, September 3rd. Mr. Guzman and Mr. Buma expressed appreciation for the efforts of NDF State Forester Gail Durham.

Chairperson Hartman and the Committee members thanked Mr. Christopherson and Mr. Buma for their presentations.

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3-F. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A PRELIMINARY PLAN OF ACTION TO FACILITATE THE REHABILITATION OF AREAS AFFECTED BY THE WATERFALL FIRE (1-1744) - In response to a question, Ernie Walsh described the “major berms” which USFS crews have been installing on Kings Canyon Road. In response to a further question, Mr. Guzman reviewed the rehabilitation responsibilities of the involved agencies. Mr. Walsh discussed the purpose of the berms in response to an additional question.

Mr. Guzman acknowledged that the USFS has reached consensus on the seed mix. He advised that District Ranger Gary Schiff agreed to utilize the proposed amendments recommended by John McLain. In response to a question, he advised that the aerial seed treatment will be applied to the entire burn area on “high ground.”

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-1821) - None.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1824) - Mr. Guzman reviewed the “FYI” items included in the agenda materials. He encouraged the Committee members to attend the Sierra Business Council Convention and the National Recreation and Parks Association Convention.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-1755) - Mr. Guzman advised that he would provide, at the next meeting, a PowerPoint presentation of the Waterfall Fire accomplishments to date, which was provided to the legislative committee. (1-1842) Mr. Guzman acknowledged that he would contact the appraiser regarding the Horse Creek Ranch project, and that he would develop a time line on the Bernhard property appraisal which can be forwarded to Washington, D.C.

5. ACTION ON ADJOURNMENT (1-1855) - Member Fischer moved to adjourn the meeting at 7:47 p.m. Member Scott seconded the motion. Motion carried 7-0.

The Minutes of the August 30, 2004 meeting of the Carson City Advisory Board to Manage Wildlife are so approved this 4th day of October, 2004.

STEPHEN D. HARTMAN, Chair