

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the July 16, 2001 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, July 16, 2001 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
Ron Pacheco
Margaret Robinson
Bruce Scott

STAFF: Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
Kathleen King, Recording Secretary
(OSAC 07/16/01)

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 6:00 p.m. A quorum was present.

B. APPROVAL OF MINUTES - JUNE 4, 2001 (1-0004) - Member Fischer moved to approve the minutes. Member Scott seconded the motion. Motion carried 7-0.

C. PUBLIC COMMENT (1-0010) - None.

D. MODIFICATION OF AGENDA (1-0012) - Mr. Guzman advised that representatives for item F-3 would be arriving at around 7:00 p.m. He requested that the item be deferred until then.

E. DISCLOSURES (1-0020) - Mr. Scott advised that he has been retained by The Nature Conservancy to perform water rights work which is unrelated to item F-4 and not located in Eagle Valley or Carson City. He indicated he would refrain from voting on item F-4.

F. PUBLIC MEETING

F-1. DISCUSSION AND ACTION REGARDING THE FINAL ENVIRONMENTAL IMPACT STATEMENT, AMENDMENT TO THE LAND RESOURCE MANAGEMENT PLAN HUMBOLDT-TOIYABE NATIONAL FOREST, FOR THE NORTHERN SIERRA AREA (1-0031) - Mr. Guzman introduced Forest Planner David Loomis of the U.S. Forest Service, Carson District, and provided information on his background and experience. Mr. Loomis presented information regarding the Northern Sierra Plan Amendment covering the Carson Ranger District, including a portion of the Humboldt-Toiyabe National Forest, and completion of Management Plans for the Mt. Rose and Carson

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Iceberg Wilderness Areas portions of which are located in the Lake Tahoe Basin Management Unit and in the Stanislaus National Forest. He provided background information on the area, including that it consists of approximately 500,000 acres and stretches approximately 100 miles north to south along the Sierra front from the Hallelujah Junction area in Lassen County, California to the Carson front range in Washoe, Carson and Douglas Counties. The southern boundary is the line between Alpine and Mono Counties, California. Eight counties in Nevada and California have participated in the process and final approval of the plan is pending a biological opinion from the U.S. Fish and Wildlife Service in Sacramento.

One of the primary uses of the Northern Sierra Plan Amendment area is recreation with a heavy emphasis on use by local communities. Scenic beauty has also been designated as an important element by communities along the Sierra front. Many urban, wildland interface issues have been addressed in the plan amendment, including fire and illegal dumping. The plan amendment process was initiated for several reasons, as follows: the last plan was completed in 1986; other wilderness management areas have been established by Congress; the U.S. Forest Service is adopting a new approach to land use planning, moving away from prescriptive measures to a focus on desired future conditions; local populations have increased significantly; substantial acreage has been added to the Carson Ranger District as a result of a bill which transferred land from the Bureau of Land Management, and a series of fairly significant acquisitions from the private sector over the last fifteen years including the Kings Canyon area and land in Reno.

Mr. Loomis advised that the Forest Service has been engaged in a Sierra-wide planning process concurrent with the subject plan amendment - the Sierra Framework. Decisions from the Sierra Framework were completed in January 2001 and deal with the protection of old forests and riparian aquatic ecosystems across the entire Sierra Nevada Range. Mr. Loomis provided background information on development of The Sierra Framework, and advised that a report was submitted to Congress in 1998 which resulted in a set of land use decisions. The local plan amendment process was developed in conjunction with those decisions. Key issues include access, recreation, wilderness, land adjustment, and scenic integrity.

Mr. Loomis advised that the final environmental impact statement has been completed, including a modified, preferred alternative which was submitted to a public review process. Final approval is anticipated for July 27, 2001. He reviewed the revisions, including changes to wording regarding access, increased emphasis on local government involvement, and development and acquisition of access points. Significant changes were also made to recreation proposals, primarily to increase the amount of non-motorized recreation in Alpine County and to reach an acceptable resolution to the issues between snowmobilers and cross-country skiers in the Tahoe Meadows. A number of comments were received regarding the scenery management issue to request an increase or improvement in the intensity of scenery protective measures around the Truckee Meadows. Douglas County requested that scenery protection measures be decreased in portions of the county which are away from the Carson front range. A number of adjustments were made to the proposed wilderness zoning, primarily in the Carson Iceberg Wilderness Area which is heavily used by the citizens of Carson City. Changes in land ownership adjustment strategies were also made to increase the amount of acreage, particularly in Douglas County, which would be potentially available for exchange.

Mr. Loomis reviewed a displayed map, showing scenic integrity rankings for the Carson City/Douglas County areas. He indicated that all the land in Carson City is designated in the high scenic integrity protection zone. A portion of Douglas County is in a moderate scenic integrity protection zone. Mr.

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Loomis displayed the zoning scheme developed for the Carson Iceberg Wilderness Area, and advised that a portal designation for the Wolf Creek area was added in the final draft. He displayed the Land Adjustment map in the modified, preferred alternative and reviewed the same. Some of the commitments made to Carson City through the planning process include a trail system that connects urban areas with high country adjacent to the Lake Tahoe basin and tying in hiking trails with the Tahoe Rim Trail; a focus on day use for this portion of the National Forest; ensuring that the scenic backdrop to the communities within the Eagle and Carson Valleys is maintained; ensuring that watersheds are protected from increases in erosion, runoff and contamination; management of vegetation to prevent wildfires; developing a localized plan in the Kings Canyon and Clear Creek area; and working with Carson City to develop fuels management strategies to reduce the threat of wildfire.

In response to a question, Mr. Loomis advised that the Martis fire went out when it reached the Mount Rose Wilderness Management Area because of the elevation and the ecosystem types located there. He explained that the plan amendment includes fire management guidance for both the Mount Rose and Carson Iceberg Wilderness areas, including measures to potentially use prescribed fire management as well as naturally ignited fire to reduce fuel loading in the future. Standard provisions are included in the Wilderness Regulations for using mechanical means to fight fires within the wilderness areas if they meet certain criteria. In response to a further question, Mr. Loomis advised that U.S. Forest Service representatives have been negotiating with the Carson City Fire Department regarding ways to reduce fuel loading on Forest Service lands. The U.S. Forest Service participated in last year's sheep grazing experiment to reduce fuel loading in the C-Hill area. The experiment was considered to be successful and the U.S. Forest Service will continue to participate. Mr. Loomis discussed a variety of other means to reduce fuels in coordination with the City, including thinning trees, prescribed fire, and natural fire. Member Scott inquired as to the value of a recommendation from the Committee to the Carson City Utilities Department for development of a management plan in conjunction with the Forest Service to be implemented by the two entities. Mr. Loomis indicated that there is no conflict between the activities of the Utilities Department and the Forest Service at this point. Discussions have taken place regarding significant land trades between the Forest Service and the Utilities Department in the long term. He suggested that the Committee may want to become involved in recommendations with regard to the same.

In response to a question regarding the possibility of acquiring property in the Carson Range, Mr. Loomis advised that specific parcels were not identified in the plan amendment because of the potential to affect property value and cause stress to land owners. A series of land acquisition criteria was included in the plan amendment, and acquisition proposals would be screened through that criteria. Mr. Loomis indicated that the U.S. Forest Service is in the process of screening potential acquisitions through the Southern Nevada Public Lands Management Act ("SNPLMA"). He acknowledged there will be opportunities for the Forest Service to acquire lands in the Carson Range. Chairperson Hartman thanked Mr. Loomis and expressed a preference for continuing sheep grazing in the area of C-Hill to reduce fuel loading.

At the request of Mr. Guzman, Mr. Loomis pointed out two parcels on a displayed map for which the Forest Service is developing an exchange proposal. He acknowledged that it would be helpful to have a resolution from the Committee emphasizing the importance of the exchange. Member Scott requested that the land acquisition criteria discussed by Mr. Loomis be made available to the Committee members. Chairperson Hartman requested that Mr. Guzman speak with Carson City Utilities Department representatives with regard to the watershed on the two parcels. In response to a question, Mr. Loomis discussed a

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reorganization for the Intermountain Region Lands Program of the U.S. Forest Service. Chairperson Hartman thanked Mr. Loomis. Mr. Guzman advised that the potential land exchange will be agendized for the next meeting. In response to a question, Mr. Guzman advised of the land owners involved. At the request of Mr. Guzman, Mr. Loomis discussed the status of the Schneider Ranch.

F-2. DISCUSSION AND ACTION REGARDING A REQUEST BY MR. JERRY HOWARD TO BE RECONSIDERED FOR TRADE OR PURCHASE BY THE BUREAU OF LAND MANAGEMENT/OPEN SPACE A PROPERTY CONSISTING OF 51.64 ACRES, AND POSSIBLY PROPERTY OWNER DONALD J. DOMBROWSKI, CONSISTING OF 30 ACRES, ZONED SINGLE FAMILY FIVE ACRES, AND LOCATED AT THE EAST SIDE OF THE CARSON RIVER, 5587 CARSON RIVER ROAD, APNs 10-281-35 AND 38 (1-0521) - Mr. Guzman reviewed the staff report and introduced Jerry Howard. Mr. Howard presented his proposal to the Committee. Mr. Guzman pointed out the subject properties on a displayed map, and displayed photographs depicting the character of the property. In response to a question, Mr. Guzman discussed the details of a proposal presented several years ago to develop the land sought by Mr. Howard at Goni Canyon Road into a park. He reviewed staff's recommendation to nominate the parcel for participation in the SNPLMA process. He discussed problems with trading the property, including that the parcel is relatively small and the Bureau of Land Management usually doesn't deal with trades involving less than thousands of acres. Mr. Guzman suggested that the Committee could facilitate a trade or acquisition by the SNPLMA by funding preappraisals, environmental documentation, phase 1 analysis of the land, etc. In response to a question, Mr. Howard advised that his proposal is to trade 124 acres for 80 acres. Mr. Howard pointed out that his parcel and Mr. Dombrowski's parcel amount to over one mile of River frontage. He discussed the wildlife habitat the land has provided over the years.

Mr. Guzman advised of a telephone conversation with Charles Wright, who expressed disagreement with using open space funds to purchase the subject parcel(s). Mr. Wright expressed the opinion that converting the parcel to public land would cause an increase in traffic and visitors in an area which is not prepared to receive additional traffic and visitors. Member Fischer pointed out that if Mr. Howard opted to develop the land, traffic would increase anyway. In response to a question, Mr. Howard described the proximity of his property to State Prison property and to the Wright property. He discussed his research into the possibility of repairing/rebuilding the McTarnahan Bridge.

Mr. Guzman acknowledged that Mr. Howard's property was considered as a possible nomination for round two of the SNPLMA process. He explained the parcel was subsequently eliminated because of the priority at the time for adding properties adjacent to the Silver Saddle Ranch. Mr. Howard has been advised that the isolated nature of his property makes it less urgent in terms of development, although he does have the option to develop one house per every five acres based on the property's zoning designation. Member Scott commented that he is intrigued by the combination of the two parcels, and that Mr. Howard's property has nice open space value. He expressed agreement with staff's recommendation to submit the property to the next SNPLMA process. Mr. Howard advised of his contacts with Kevin Kirkeby, Rural Coordinator for Senator John Ensign, who advised that if all parties are in agreement an exchange would be possible. Mr. Howard suggested that perhaps both avenues could be pursued, and advised that Mr. Dombrowski is in favor of an exchange.

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Chairperson Hartman advised that an exchange cannot be accomplished in a matter of months. He concurred with Member Scott's comments, and cautioned Mr. Howard that the Committee will be "pushing" the Bernhard property during the SNPLMA process. Mr. Guzman advised that a considerable amount of funding is available for this round of the SNPLMA process. In response to a question, Mr. Guzman advised that the SNPLMA nominations will be submitted in August. He suggested that the Committee may want to schedule a field trip to visit the property. In response to a question, he described access to the property. Member Jacquet commented that, with regard to an exchange, a controversy may exist over the Goni property. He suggested the Committee could serve to facilitate the public process to come to a reasonable conclusion. Chairperson Hartman commented that another issue will be the property's valuation. **Member Scott moved to accept staff's recommendation to nominate this property for the next round of the Southern Nevada Public Lands Management Act, recognizing that the Bernhard property will also be included as a priority. Member Pacheco seconded the motion. Motion carried 7-0.** Chairperson Hartman acknowledged that Mr. Howard is free to continue dialogue with Senator Ensign's representative.

F-3. DISCUSSION AND ACTION REGARDING THE MANAGEMENT AND SITE MASTER PLAN FOR THE MOFFAT PROPERTY INCLUDING THE CHARACTER OF ITS FUTURE OPEN SPACE USE, A SHADE STRUCTURE AND MEMORIAL PLAQUE, GRANTING OF EASEMENTS TO THE PARKS AND RECREATION DEPARTMENT FOR TRAILS, AND OTHER RELATED FACILITIES AS NECESSARY, IN ORDER TO FULFILL CONDITIONS OF SALE. THE PROPERTY CONSISTS OF 17 ACRES AND IS BORDERED BY LEPIRE DRIVE TO THE NORTH, HELLS BELLS ROAD AND RATTLESNAKE MOUNTAIN TO THE SOUTH, EDMONDS DRIVE TO THE WEST AND THE MEXICAN DITCH TO THE EAST, APN 10-032-31 (1-1125) - Mr. Guzman introduced Max Hershenow of Hershenow and Klippenstein Architects, and provided an overview of the documents included in the agenda materials. Mr. Hershenow reviewed the presentation made at the June Committee meeting, the elements of and access to the parcel, input received from representatives of the Moffat family, and the revised conceptual plan. (Member Pacheco left the meeting at 7:15 p.m. A quorum was still present.)

Mr. Guzman referred to the motion included in the staff report regarding a request from the Carson City School District for an easement to establish a trail along the west side of the subject property. He explained the request is related to a proposal by the School District to reduce busing in the vicinity of Eagle Valley Junior High School and subsequently reallocate that funding to other areas. He advised of an alternative proposal to construct a trail on the west side of Edmonds Drive within the City's Corporate Yard property. In response to a question, Mr. Guzman advised that the school district has agreed to maintain the trail. Member Fischer inquired as to whether School District representatives would be agreeable to allowing a trail connection on school district property in another location. Chairperson Hartman referred to previous discussions regarding a trail connection along the drainage ditch through Carson High School as an access to Mills Park.

Mr. Krahn responded to questions regarding City trails which intersect at the Moffat property, existing trails on the property, consideration being given to trails to keep and trails to reclaim, and the presentation to be made to the Parks and Recreation Commission. Mr. Guzman responded to questions regarding the Moffat family's wishes and advised that the conceptual plan includes access from Lepire Drive, six to 10 spaces in a gravel parking area, a connection between the parking area and the shade structure, steps to the top of

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the deck, pavers around the base of the existing rocks, and construction of a handicapped accessible trail to the top of the hill. Mr. Guzman referred to the cost estimate prepared by Mr. Hershenow included in the agenda materials, and advised that the requested budget is \$60,000. Mr. Guzman reviewed the maintenance proposal submitted to the Parks Department, i.e., that open space will grant the requested easement in consideration of maintenance of the shade structure and the trail, and the Park Ranger adding the location to his route. Mr. Guzman responded to questions regarding handicapped accessibility to the facility and the proposed location for the dedication plaque.

In response to a question, Mr. Krahn advised that the \$60,000 proposed budget includes design fees and construction costs. Member Robinson suggested including an informational reader board within the shade structure in addition to the memorial plaque. Member Scott expressed support for the trail easement on the south side of Carson Creek, the continuation of whatever easements are necessary for a reasonably direct route along the Mexican Ditch, and the proposed trails for the low area between the property and Edmonds Drive. He expressed further support for minimizing all the other existing trails with the exception of granting the requested easement to the School District. He suggested a type of "island" at the top of the hill and reducing the number of proposed parking spaces to six. Chairperson Hartman expressed concerns that the conceptual plan includes "too much" and that Senior RTC Engineer Harvey Brotzman has not yet seen the proposed route to the parking lot. He pointed out that it is not a goal of the Committee to facilitate transportation. He concurred with Member Scott's comments regarding the number of trails and expressed disagreement with the connection from Edmonds Drive to the parking lot. He suggested keeping the north side "low key" and concurred with Member Robinson's suggestion to include interpretive signage. He further suggested keeping the budget closer to \$40,000 instead of the proposed \$60,000.

David Morgan, of Nevada Video Productions, advised that a series of meetings has been scheduled between School District officials and parents in the Stanton Park and River Knolls area. A crossing is being considered in the area of Desatoya Drive and the plan is to keep the trail away from Edmonds Drive as much as possible. Mr. Morgan suggested that consideration should be given to the likelihood that the school children will establish a preferred route over a period of time. Chairperson Hartman agreed, but pointed out that the issue would be more appropriately addressed by the Parks and Recreation Commission and the School District. Mr. Krahn acknowledged that staff will attempt to keep the route through the open space to a minimum. He explained that staff's focus is on developing the City trails system which calls for a crossing at Edmonds Drive south of Carson Creek and continuing over to the Mexican Dam trail. If it fits within the School District's plans, of course it will be better for the community. **Vice Chairperson Jacquet moved to amend staff's recommended motion #1 to minimize the parking to half of what is proposed and cut the budget to \$40,000. Member Fischer seconded the motion. Motion carried 6-0.**

In response to a question, Mr. Krahn advised that a bridge crossing will be needed at some point if the trail remains on the west side within open space property. Member Scott suggested that the School District will most likely need a bridge, and concurred with Mr. Morgan's comment that the school children will most likely establish a route from the northwest corner of the property to the southeast corner. He further suggested that the School District and the Parks and Recreation Commission could consider a bridge crossing together. **Member Fischer moved that the Open Space Advisory Committee is willing to discuss with the School District an easement, providing that staff can take a look at some of the other easements the Parks and Recreation Commission and the Open Space Advisory Committee have**

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been interested in the past in reference to other trails in the community. Member Scott seconded the motion. Motion carried 6-0.

Member Fischer moved that the Open Space Advisory Committee work with the Parks and Recreation Commission on an easement on the south end of the property with the understanding that the construction of any easement pass and/or parking facilities will be performed by the Parks and Recreation Commission's budget, including the responsibility for maintenance of the same. Member Scott seconded the motion and commented that his vision for south of the creek is fewer trails than what is depicted on the master plan. Mr. Krahn advised that one trail will be developed as identified in the proposed plan and that the other trails will be minimized and/or rehabilitated. Following a comment by staff with regard to the motion, Member Fischer amended his motion to include an easement on the east side of the Mexican Ditch. Member Scott continued his second. Member Robinson suggested that, in addition to including maintenance by the Parks and Recreation Department, the issue of security should be included in the motion. Member Fischer so amended his motion. Member Scott continued his second. Motion carried 6-0-1-0.

Mr. Guzman requested input from the Committee regarding the proposed shade structure design. He advised that Mr. Kastens has requested the Committee to give particular attention to the detail of the shade structure as the final design should be a reflection of the City. Mr. Kastens expressed a preference for the design to be different from BLM and U.S. Forest Service structures. Mr. Krahn reviewed the design configuration as depicted in the color rendering which was distributed prior to the start of the meeting. At Mr. Krahn's request, Mr. Hershenow reviewed the structure design. Mr. Krahn acknowledged that maintenance of the shade structure will be done by the Parks Department. Mr. Hershenow responded to questions regarding the height of the inside wall. Chairperson Hartman expressed a concern that the design is very stark looking. Member Scott discussed a possible conflict between the goal to develop the area in a relatively unobtrusive manner and Mr. Kastens' goal to develop a signature structure. He suggested scaling down the design. Mr. Krahn indicated that the design could be reworked to incorporate the Committee's comments. Chairperson Hartman described the shade structure on the Camelback trail in Arizona. Member Robinson expressed a concern regarding the wall being attractive to skateboarders. Chairperson Hartman emphasized the need for a structure which will blend with the surrounding landscape, and expressed a preference for using a similar color to that which was used on the water tanks in Ash Canyon. Mr. Hershenow indicated that he is prepared to return with a revised design. Chairperson Hartman thanked Mr. Hershenow for his presentation.

F-4. DISCUSSION, ACTION, AND STATUS REPORT REGARDING THE CONSIDERATION OF THE NATURE CONSERVANCY OFFER TO TRANSFER OWNERSHIP OF A WETLAND LOCATED WEST OF NORTH LOMPA LANE AND NORTH OF NORTHRIDGE DRIVE, APPROXIMATELY 17.6 ACRES, APN 2-571-25 (1-0935) - Mr. Guzman provided background information on this item, and advised that staff is awaiting the draft Gift Deeds being prepared by The Nature Conservancy Legal Department. He further advised that an escrow account will be opened although no money will be exchanged. The environmental analysis on the property was received and no concerns have been raised. Two very old mining claims on the property have been closed for a very long time and there is no indication whatsoever of any environmental contamination. Mr. Guzman advised that Mr. Scanland anticipates closing escrow by the end of July or beginning of August. Approximately \$2500 has been spent to date to conduct the environmental analysis. No formal action was taken.

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F-5. DISCUSSION, ACTION, AND STATUS REPORT REGARDING THE CONSIDERATION OF PROPERTIES OWNED BY ALEXANDER BERNHARD, APPROXIMATELY 61.5 ACRES, APNs 10-072-08 AND 10-072-09, LOCATED ON THE WEST SIDE OF THE CARSON RIVER, NORTH OF SILVER SADDLE RANCH (1-0972) - Mr. Guzman advised that escrow closed on this property. He thanked the Committee members for their participation in the Board of Supervisors meeting at which this matter was reviewed. He further advised that Bureau of Land Management District Manager John Singlaub has assured him the BLM is doing everything possible to purchase this property from the City. He commented on the critical articles which have appeared in the newspaper. He indicated that "this was the right thing to do" and that the Committee would have purchased the property even without assurances from the BLM. Mr. Guzman advised of a telephone call from Assistant Fire Chief Steve Mihelic, who indicated this purchase makes a lot of sense from a fire suppression point of view. He requested Chief Mihelic to be available to provide input on future acquisitions.

Mr. Guzman referred to the Grant, Bargain and Sale Deeds included in the agenda materials and provided an overview of the same. In response to a question regarding seeding the portion of cleared land, Vice Chairperson Jacquet advised that adequate natural revegetation is occurring and reseeding will not be necessary. With regard to criticism of the purchase, Member Fischer pointed out that the Committee did not issue the building permits and development rights to the land. Mr. Guzman explained the reason for not purchasing the property prior to the development stage was there was no willing seller until the very end of the transaction. Chairperson Hartman pointed out that the project was approved prior to the existence of the Open Space Advisory Committee.

With regard to the press release referenced in the Project Status Report, Mr. Guzman advised that a draft was e-mailed to the BLM and to the City Manager's office, and faxed to Chairperson Hartman's office earlier in the day. He provided an overview of the information contained in the press release. He advised that, in addition to the \$1 million purchase price, approximately \$18,000 has been spent in acquiring the property. He acknowledged that the \$18,000 covers engineering, appraisal, environmental analysis, taxes, and closing escrow. No formal action was taken.

F-6. DISCUSSION AND ACTION REGARDING ANNUAL REPORT TO THE BOARD OF SUPERVISORS ABOUT THE COMMITTEE ACTIVITIES DURING 2000-2001 (1-2255) - Mr. Guzman reviewed the staff report and displayed a suggested report format which was used during the budget process. In response to a question, he advised that the report will be agendized for the August 16th Board of Supervisors meeting. Following discussion, Committee consensus was to schedule the next meeting for Monday, August 6th and to agendize review of the report at that time. Discussion took place regarding the proposed report format, the contents of the report, and making copies of the report available to the public. Chairperson Hartman volunteered to present the report if he is in town. Vice Chairperson Jacquet offered to substitute for Chairperson Hartman, if necessary. Discussion took place regarding the timing of the presentation, the cost of the report brochure, and the length of the report. No formal action was taken.

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F-7. DISCUSSION AND ACTION REGARDING SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT, ROUND TWO, PROPERTIES IN THE VICINITY OF THE CARSON RIVER, SOUTH OF THE SILVER SADDLE RANCH, APNs 10-121-08; 18; 35; 39; 40; 20; 21; 22; AND 23 (1-2450) - Mr. Guzman reviewed the staff report and pointed out the area in which the eight approved properties are located. He has requested information from the Bureau of Land Management regarding the three parcels which were not approved for purchase. Mr. Guzman advised that BLM representatives from each district will be assigned to oversee the progress of nomination and purchase. He will be assisting BLM personnel and offered for the Committee to facilitate, to the extent possible, any necessary processes such as appraisals, environmental reviews, etc. Chairperson Hartman commended Mr. Guzman on a job well done. Mr. Guzman commented that the significance of the approval is no open space funds were expended in acquiring these properties. No formal action was taken.

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-2557) - Mr. Guzman acknowledged that Mr. Supera contacted him and that the matter may be agendized for a future meeting.

H. STATUS REPORTS FROM STAFF (1-2568) - Mr. Guzman advised that he and Member Bird contacted a number of property owners, including Bill Goni, who is interested in selling 900 acres near Duck Hill. "Low key" conversations have taken place with Ira Andersen regarding the Mountain Street property, with Dwight Millard regarding C Hill, and with Ted Bendure of the Masonic Lodge regarding a parcel in Ash Canyon. Mr. Guzman advised that the most promising discussions were those which took place with Mr. Goni and Mr. Bendure.

Mr. Guzman advised of recent correspondence to the State Department of Prisons requesting reconsideration of the decision regarding Snake Hill, and providing reasons the property is suited for acquisition by the open space program and management by the prison system. Mr. Guzman advised of contacting Mr. Meason, pursuant to Member Fischer's request. He referred to Mr. Meason's response letter and attachments included in the agenda materials. Mr. Guzman reported that the Regional Planning Commission denied the request for the tower antennae across from the Moffat property; however, the applicants have indicated they will be appealing the decision to the Board of Supervisors.

In response to a question regarding the status of the "dollar deal", Mr. Guzman advised that the deal is predicated upon the subdivision which is predicated upon Silver Oak extending additional utilities closer to their site. Mr. Guzman advised that at the request of Member Bird, the action taken by the Committee regarding Fuji Park was transmitted to the Board of Supervisors and the Parks and Recreation Commission.

I. ADJOURNMENT (1-2680) - Member Fischer moved to adjourn the meeting at 8:21 p.m. Member Scott seconded the motion. Motion carried 6-0.

The Minutes of the July 16, 2001 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of August, 2001.

STEVE HARTMAN, Chairperson