

Draft MINUTES

Washoe County Open Space and Regional Parks Commission January 4, 2022

The Washoe County Open Space and Regional Parks Commission met in a scheduled session on Tuesday, January 4, 2022. This meeting was held by Zoom teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

Commissioner Chen called the meeting to order at 2:30 p.m.

1. Roll Call

Members Present: Stephanie Chen, Heidi Anderson, Doug Doolittle, Darla Lee, Chris Nenzel, Jennifer Oliver

Staff Present: Denise Evans, Colleen Wallace-Barnum, Lindsey Liddell, Bill Carlos, Eric Crump, Sophia Kirschenman

Absent:

2. Pledge of Allegiance

The pledge was recited.

3. Public Comments

Denise Evans stated there was written public comment on items 8, 9 and 10 provided electronically to the commissioners. There was no public comment on the Zoom meeting.

4. Election of the Open Space and Regional Parks Commission Chair and Vice Chair for a term of January 1, 2022, thru December 31, 2022. (For possible Action)

Motion by Commissioner Doolittle to nominate Jennifer Oliver for Commission Chair. Second by Commissioner Anderson. Motion carried unanimously.

Motion by Commissioner Doolittle to nominate Chris Nenzel for Vice Chair. Second by Commissioner Lee. Motion carried unanimously.

Commissioner Oliver will lead the rest of the meeting.

No public comment.

5. Approval of the Agenda for the Open Space and Regional Parks Commission Meeting of January 4, 2022.

Motion by Commissioner Doolittle to approve the agenda for the Open Space and Regional Parks Commission Meeting of January 4, 2021. Second by Commissioner Nenzel. Motion carried unanimously.

No public comment.

6. Approval of the Minutes for the Open Space and Regional Parks Commission Meeting of November 2, 2021.

Motion by Commissioner Chen to approve the minutes for the Open Space and Regional Parks Commission Meeting of November 2, 2021. Second by Commissioner Anderson. Motion carried unanimously.

7. Resolution of appreciation for Bill Carlos for his outstanding 16+ years of service and contributions as the Washoe County Horticulturist. (For Possible Action)

Commissioner Doolittle read the resolution of appreciation for Bill Carlos. Bill Carlos thanked the commissioners. Colleen Wallace-Barnum, Park Operations Superintendent, thanked Bill and gave more background on his career with Washoe County of over 30 years. Park commissioners and Eric Crump all thanked Bill for his years of service and wished him well on his retirement.

No public comment.

Motion by Commissioner Doolittle to approve the resolution of appreciation for Bill Carlos for his outstanding service and contributions as the Washoe County Horticulturist. Second by Commissioner Nenzel. Motion carried unanimously.

8. Presentation, discussion, and possible recommendation to the Board of County Commissioners to approve a Consent to Use Agreement between Washoe County and Syncon Homes, a Nevada corporation, which states that Syncon Homes, as manager and trustee of Shadow Ridge 192, LLC, a Nevada limited liability company, agrees that the following easements would not be in conflict with the deed restriction placed on Assessor's Parcel Number (APN) 534-450-05 when the parcel was granted to Washoe County by Shadow Ridge 192, LLC in 2007; and, if supported, recommend to the Board of County Commissioners approval of the following easement deeds between Washoe County and the Truckee Meadows Water Authority: an exploratory well easement totaling ±4 square feet, a conditional water facilities easement totaling ±10,000 square feet for a production well and wellhouse, and a temporary construction easement totaling ±22,415 square feet on APN 534-450-05, part of Sugarloaf Peak Open Space [at the appraised value of \$3,450.00]. (Commission District 4.) (For Possible Action.)

Sophia Kirschenman, Park Planner gave a presentation on the Consent to Use Agreement. Sophia was available to answer any questions along with members of Truckee Meadows Water Authority that were also on the line.

In response to Commissioner Doolittle's question, would there be any impacts to park land aside from visual impact, Sophia said that it would not impact the trail but could potentially impact park property.

In response to Commissioner Doolittle's question, if the well was productive, would the pipeline go to existing pipeline, Sophia said it would. Commissioner Doolittle had concerns about the revegetation plan, Sophia said she will have oversight on revegetation and would review with Washoe County's Natural Resource Planner to come up with success criteria. They report ever 1 – 3 years after revegetation efforts to ensure success criteria was met, if it has not been met, additional planting and hydroseeding would be required.

In response to Commissioner Doolittle's question if the revegetation and disturbance to the area would be mitigated by TMWA, Sophia said it would be required.

In response to Commissioner Doolittle's question, what area will benefit from the well, would it be residential or commercial, Sophia deferred to Heather Edmonton with Truckee Meadows Water Authority who said the production well would be for both residential and commercial.

In response to Commissioner Lee's question, would this benefit new businesses and residents or existing, Heather said it would benefit both.

In response to Commissioner Nenzel's question, why is the existing well not suitable for existing homes and potential new projects, TMWA said the existing well is over 20 years old, the well is shallow, and the methods and materials are not to TMWA's standard for drinking water.

In response to Commissioner Nenzel's question, if the item is not approved, what is the alternative, TMWA said they'd look for different areas to explore or potentially replacing the well in the existing location. Commissioner Nenzel asked if there have been impact studies to determine if the exploratory well were put into full production, how it will affect those downstream in terms of the amount of water, TMWA said preliminary studies were done and after 20 years there would be a rough estimate of 2-10 feet of additional draw down. The Exploratory well will help answer those questions with more certainty and that water levels have been increasing in the last 10-12 years, and it is a good location for water quality and long-term sustainability.

In response to Commissioner Lee's question, will this well replace the old well or be in addition to, TMWA said this would replace the old well. TMWA will drill the exploration well if quality and quantity, the production well would be drilled and the existing well would be plugged.

In response to Commissioner Doolittle's question, when the old well is plugged will the blemishes and site issues be mitigated on that property, Sophia said the only trail impacts would be installation of a well house as well as construction but the plugged well would not impact the trail.

Public comment from Dan Herman, who is a resident near the proposed production well stated his concern is the high drawdown effects on a water table being close to

domestic well. Dan wants to be protected by TMWA against possibility of his well going dry. Dan wants TMWA to commit to redrilling his well or hooking him up to TMWA service. Dan said piping for the production well could have negative consequences to existing property owners on domestic wells. Dan stated the piping would be due east of the trail and existing piping wouldn't be sufficient for high volume well. Dan said from his understanding, developers of new properties must provide surface water rights not ground water rights.

Chair Oliver thanked Mr. Herman for his comments.

Denise Evans read the written public comment from Tina Nappe. Tina stated that because the project proposes an underground well that will require plant disturbance and road access and may prevent earth development, initial disturbance is presumably temporary but if well is built could be permanent. Tina states that Park Commission should ask for mitigation in terms of funds or projects before approving.

Assistant Deputy District Attorney, Lindsey Liddell said Commission can decline to take action but can disapprove or amend the motion.

Commissioner Doolittle said concerns are if temporary well is productive and a larger well will be built, there are going to be impacts to the property and mitigation is not clear. Commissioner Doolittle and Oliver asked that the staff and TMWA revisit concerns on the project and give a new presentation at a future date.

Christian with TMWA confirmed that the pipelines would be connected to the north and are subsurface. Jason Barnes with TMWA confirmed that water main is not going in the street and will tie into the Horizon View math. Jason said TMWA will make the best attempt to revegetate to native state and would not leave any area unattended and would make repairs or revegetation in the future. Access would be from cul-de-sac and the existing dirt road would be paved to keep down any dust.

In response to Commissioner Oliver's question, is there any data on drawdown impacts on vegetation in the surrounding area, Jason said they did not have that data at the moment but the exploratory well will look at how a production well will impact the area and impacts on any existing residential wells.

Commissioner Nenzel stated the concern is this is the only time that Park Commission will interact with this project, if the easement is granted and the

exploratory well is productive, TMWA will move forward without presenting to Park Commission again. Christian stated TMWA doesn't anticipate any impacts to vegetation. In response to Christian's question, would the Commission be willing to approve the exploratory project if TMWA comes before Park Commission again with the data before proceeding with the production well.

In response to Commissioner Doolittle's question, when will this project start if approved, TMWA said drilling would begin mid-late February or early-mid March.

Darla Lee left the meeting at 3:41pm

Lindsay Liddell stated commissioners can modify to grant only the exploratory well. Sophia stated the concern with modifying to grant a temporary easement is that once a well is drilled, it can't be removed. Christian with TMWA said that it couldn't be removed but would be kept for monitoring purposes if allowed or could be plugged, Christian verified it would have little impact visually and if necessary, could be plugged.

Commissioner Doolittle stated concern is that the easement is not temporary if once the well is drilled it will remain used for monitoring. Sophia confirmed the easement would be permanent. Eric Crump stated TMWA's request is for a permanent easement and if not approved, TMWA would need to revisit a location.

Commissioners agreed that they would approve the exploratory well providing TMWA comes back before commission with data.

Motion by Commissioner Nenzel to recommend to the Board of County Commissioners approval of a Consent to Use Agreement between Washoe County and Syncon Homes, a Nevada corporation, which states that Syncon Homes, as manager and trustee of Shadow Ridge 192, LLC, a Nevada limited liability company, agrees that the following easements would not be in conflict with the deed restriction placed on Assessor's Parcel Number (APN) 534-450-05 when the parcel was granted to Washoe County by Shadow Ridge 192, LLC in 2007; and, if supported, recommend to the Board of County Commissioners approval of the following easement deeds between Washoe County and the Truckee Meadows Water Authority: an exploratory well easement totaling ± 4 square feet and a temporary construction easement totaling $\pm 22,415$ square feet on APN 534-450-05, part of Sugarloaf Peak Open Space [at the appraised value of ± 4 square feet

temporary well.] Second by Commissioner Anderson. Motion carried unanimously.

9. Presentation, discussion, and possible recommendation to the Board of County Commission to approve a Special Event Agreement with E720 LLC for the Battle Axe and Tracks Music Festival held at Rancho San Rafael Regional Park October 1 & 2, 2022. (For Possible Action)

Colleen Wallace Barnes, Park Operations Superintendent introduced Gina Lopez with E720 LLC. Gina Lopez with E720 gave a presentation on Battle Axe and Tracks Music Festival.

In response to Commissioner Oliver's question how many people they're expecting, Gina said about 3000 per day. Colleen added that there would be a 4000-person max so there is plenty of space for all participants and E720 LLC will abide by any Covid restrictions in place at the time of the event.

In response to Commissioner Oliver's question if there would be access to the off-leash area during the event, Colleen said there would be access.

In response to Commissioner Nenzel's question about the time of the event, Gina said the event would be from 12p-9:30p. In response to Commissioner Nenzel's question, if the north parking lot could be left out of the event for off leash area parking, Gina confirmed there would be security to ensure that event guests stayed out of the off-leash area and dogs don't go into the event. Gina understands the park will still be open to the public and event will abide by any parameters set in place by Parks.

In response to Commissioner Doolittle's concerns of needing to light the parking lot, Gina stated they have lighted trailers. In response to Commissioner Doolittle's questions, how will a 9:30pm end time affect neighborhood, Colleen said event planners will be required to have security and parking staff to help direct traffic, as well as potentially opening another gate for exit. In response to Commissioner Doolittle's concern about lights or music disturbing residents in the neighborhood, Colleen said the park has had large events before and is unaware of any complaints.

In response to Commissioner Doolittle's question, how attendance will be maxed at 4000, Gina said they will cap ticket sales and once all 4000 have been sold,

potential guests would be turned away. Commissioner Doolittle also asked if there is a max decibel in the contract, Colleen said there is not, but can be added and whoever is running the sound equipment would oversee ensuring that requirement is met.

In response to Commissioner Doolittle's question about clean up, Gina said the park will be cleaned up every night, large trash bins and teardown will be done on Monday and Tuesday after the event.

In response to Commissioner Nenzel's question, is there sufficient parking for an average of 2000 cars, Colleen would have to check with rangers, but E720 LLC was also looking into shuttling from off site, into the park. Gina stated they will also sell parking passes to monitor/limit parking as well.

In response to Commissioner Anderson's questions, Gina said they were advertising locally, and that there are accessible and affordable tickets as well as VIP experiences, Gina confirmed tickets would range from \$90-\$400.

No public comment.

Motion by Commissioner Chen to recommend to the Board of County Commission to approve a Special Event Agreement with E720 LLC for the Battle Axe and Tracks Music Festival held at Rancho San Rafael Regional Park October 1 & 2, 2022. Second by Commissioner Anderson. Motion carried unanimously.

10. Presentation, discussion, and possible recommendation to the Board of County Commissioners to approve the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Boulevard Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; and a right-of way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value]. (Commission District 5.) (For Possible Action.)

Sophia Kirschenman, Park Planner gave a presentation on the item. Sophia turned over to Roy Flores, RTC Project Manager gave a presentation on the rehabilitation and widening project.

In response to Commissioner Nenzel's question about round-a-bouts and concerns for cyclist safety, Roy with RTC stated there is an off ramp, cyclists will not need to use the round-a-bout and can be treated as a pedestrian and yielded to in the round about.

In response to Commissioner Doolittle's question, about the \$300,000 of direct park improvements, Roy stated it will go towards sign relocation, landscaping, irrigation, and any impacts to park facilities. Sophia confirmed the funds will go towards mitigation and parks will maintain the replacements.

In response to Commissioner Doolittle's question, how the construction will be managed during the summer and when park is at high use, Roy said RTC will be responsible for a traffic control plan and will coordinate to work around any events.

In response to Commissioner Nenzel's question about alternatives RTC, Blaine Peterson with RTC stated the widening has been on the Regional Transportation plan for several years, developers could piecemeal but it would be more efficient to have Regional Transportation do it all in one project.

Denise Evans stated the meeting needed to end at 5pm. Deputy District Attorney Lindsay Liddell said we can agendaize a continued meeting or add the item to a new meeting, unless the meeting could be edited to update the time, Denise confirmed Zoom times couldn't be modified and Planning Commission would need the login. Lindsay Liddell stated Commission can have a separate meeting on this item, as long as the agenda and public notice is posted by 9am, 3 business days before the meeting. Denise confirmed with Planning Commission that the meeting could continue until 5:15p

In response to Commissioner Oliver's questions, was the roundabout 1 or 2 lanes, and how large the roundabout will be, compared to other roundabouts in the county, Roy stated it won't be as large and showed the plan set attached to his presentation.

In response to Commissioner Doolittle's question, where the project will be staged, Roy stated it has yet to be determined, once the project is bid, it is the contractor's responsibility to negotiate details on where to stage the project, on park land or private property. Eric Crump stated the county does not typically allow staging in parking lots, but could use open land or under-utilized areas, there would be a right of entry between the county and the contractor.

Roy Flores stated all his contact information is on his presentation and can answer any questions or concern at any time to make the project a positive experience for all involved.

No public comment.

Commissioner Chen motion to recommend to the Board of County Commissioners to approve the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Boulevard Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; and a right-of way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value]. Second by Commissioner Anderson. Motion carried unanimously.

11. Parks Reports

Parks Reports were moved to next meeting due to time.

No public comment.

12. Director's Report

Eric Crump, Division Director, stated the BCC passed several items since last Park Commission Meeting in November. Eric also requested if commissioners are aware of any issues about funding, to please share with Eric and Dave Solaro, Assistant County Manager to complete above base budgeting by January 31, 2022.

No public comment.

13. Commissioner's Comments

No Comments.

14. Public Comments:

No Comments

15. Adjournment

Meeting adjourned at 5:14p.

Respectfully submitted by Jennifer Penland, Office Assistant III.