

**City of Carson City
Agenda Report**

Date Submitted: October 12, 2010

Agenda Date Requested: October 21, 2010

Time Requested: 15 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department - Open Space Division

Subject Title: Action to authorize the Mayor to sign a letter in support of a Southern Nevada Public Land Management Act nomination towards the purchase of 320 acres by the U.S. Forest Service for lands located within the Carson Range in Carson City, Nevada. (Juan F. Guzman / Dominique Etchegoyen)

Staff Summary: Tahoe Limited Liability Corporation owns four 80-acre parcels located south and east of Snowy Valley Peak and surrounded by lands managed by the U.S. Forest Service. Tahoe LLC has engaged the services of Legacy Land and Water Corporation to process a nomination for these lands to be purchased by the U.S. Forest Service through the Southern Nevada Public Land Management Act environmental sensitive lands program.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to authorize the Mayor to sign a letter in support of a Southern Nevada Public Land Management Act nomination towards the purchase of 320 acres by the U.S. Forest Service for lands located within the Carson Range in Carson City, Nevada.

Explanation for Recommended Board Action: The regulations of the Southern Nevada Public Land Management Act require that the counties be notified as to any nomination within their jurisdiction. In this case, in addition to the notification, it is desired to obtain a letter of support in favor of this acquisition by the U.S. Forest Service.

Applicable Statue, Code, Policy, Rule or Regulation: Southern Nevada Public Lands Management Act regulations

Fiscal Impact: None to Carson City.

Explanation of Impact: The funding of this nomination will not compete with any other project by the Carson City Open Space Program.

Funding Source: N/A

Alternatives: Not to support the nomination.

Supporting Material:

- Narrative describing the project area
- Letter of support for this nomination

Prepared By: _____

Juan F. Guzman, Open Space Manager

Date: ____ / ____ / ____

Reviewed By:  Date: 10/17/10
Roger Moellendorf, Parks & Recreation Director

 Date: 10/21/10
Lawrence A. Werner, City Manager

 Date: 10/24/10
District Attorney's Office

 Date: 10/27/10
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay
2: _____

(Vote Recorded By)

Juan Guzman - Re: High Canyon Tahoe

From: "Dominique M. Etchegoyhen" <dominique@legacylandandwater.com>
To: Juan Guzman <JGuzman@carson.org>
Date: 10/1/2010 11:16 AM
Subject: Re: High Canyon Tahoe
CC: Jacques Etchegoyhen <jacques@legacylandandwater.com>

Juan,

See the below Executive Summary, and let me know your thoughts.

What other items do you need for the board action request, staff report, documentation, etc?

Executive Summary

High Canyon Tahoe is comprised of four parcels totalling 320 acres. The property is an inholding within the Carson Range of the Toiyabe National Forest, less than 1/8 of a mile outside of the Lake Tahoe Basin. The entirety of High Canyon Tahoe is situated in the Clear Creek watershed, with the source of Clear Creek being located on the property's northwest parcel. Accordingly, High Canyon Tahoe is important for the protection of the Carson City watershed and source area for groundwater recharge on the alluvial fan aquifers of the west side of Carson City. High Canyon Tahoe is forested with little or no disturbance, other than a dirt road that provides access from Snow Valley Peak to the northwest corner of the property. There are no man-made structures.

High Canyon Tahoe provides stunning views of Carson City, Carson Valley, the Sierra Crest, Lake Tahoe, and into Emerald Bay. At times, one can even see the surface of Fallen Leaf Lake nestled in Glen Alpine Valley across the southern shores of Lake Tahoe. The ridges of High Canyon Tahoe are critical to the scenic preservation of Carson City and Lake Tahoe's viesheds.

Washoe Tribal memory and archeological studies show that the area surrounding Clear Creek was a major travel route for the Washoe between Dao w a ga (Lake Tahoe) and the valley. The Clear Creek watershed is rich in resources utilized for gathering, hunting, and fishing. For these reasons, the preservation of High Canyon Tahoe is culturally and historically important to the Washoe Tribe of Nevada and California.

Acquisition will provide improved recreation management to minimize the negative impact of uncontrolled recreational activities, and will provide for overall enhanced management of this area. Acquisition will also prevent the development of four parcels into eight lots, and the negative impact such development would have on the ecology and habitats of the area.

Thank you.

Dominique M. Etchegoyhen
Legacy Land and Water LLC
1590 Fourth St., Ste. 203
Minden, NV 89423
775-338-9840
dominique@legacylandandwater.com

Juan Guzman - High Canyon Tahoe

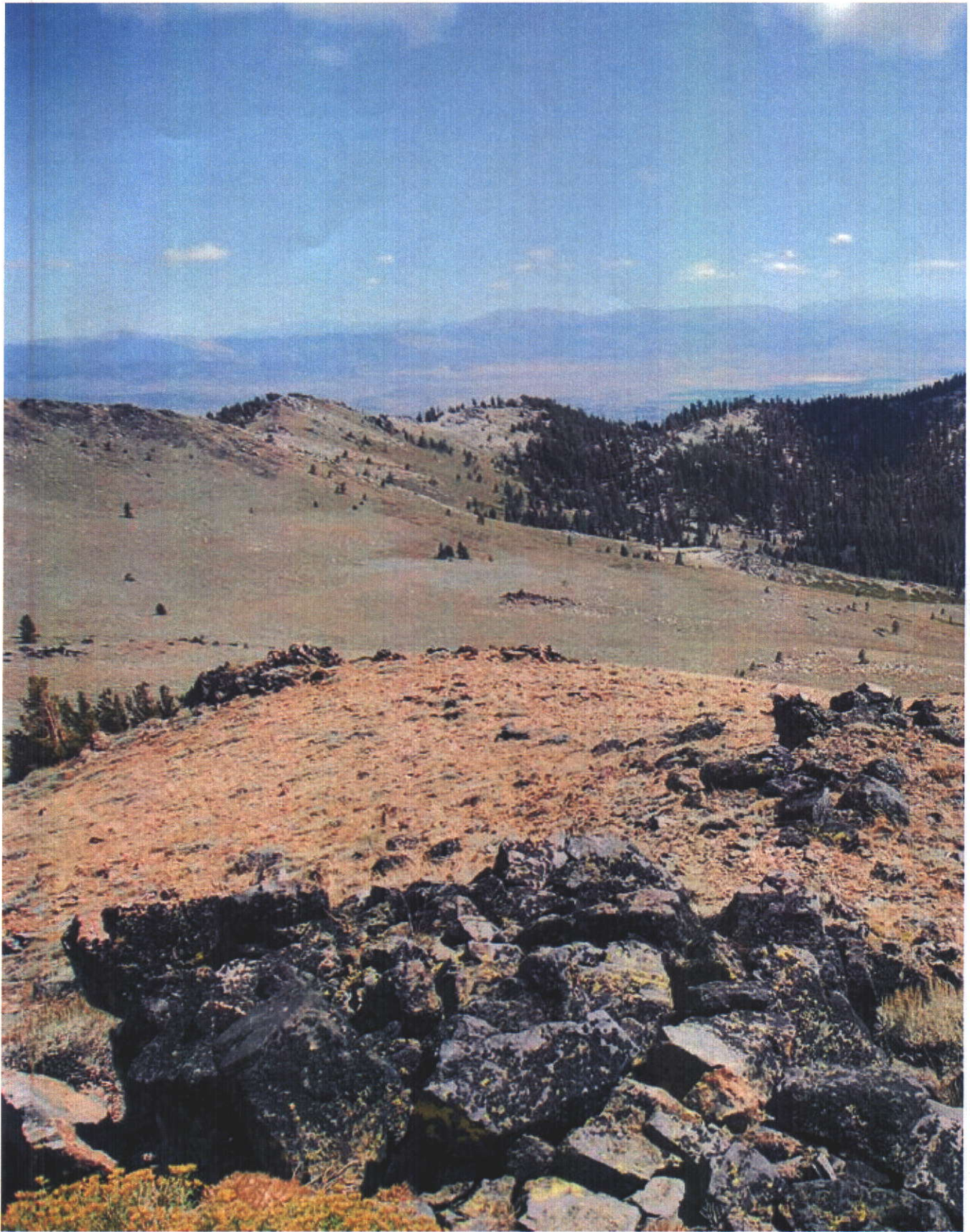
From: "Dominique M. Etchegoyhen" <dominique@legacylandandwater.com>
To: Juan Guzman <JGuzman@carson.org>, Ann Bollinger <ABollinger@carson.org>, Roger Moellendorf <RMoellendorf@carson.org>
Date: 9/9/2010 5:17 PM
Subject: High Canyon Tahoe
CC: Jacques Etchegoyhen <jacques@legacylandandwater.com>

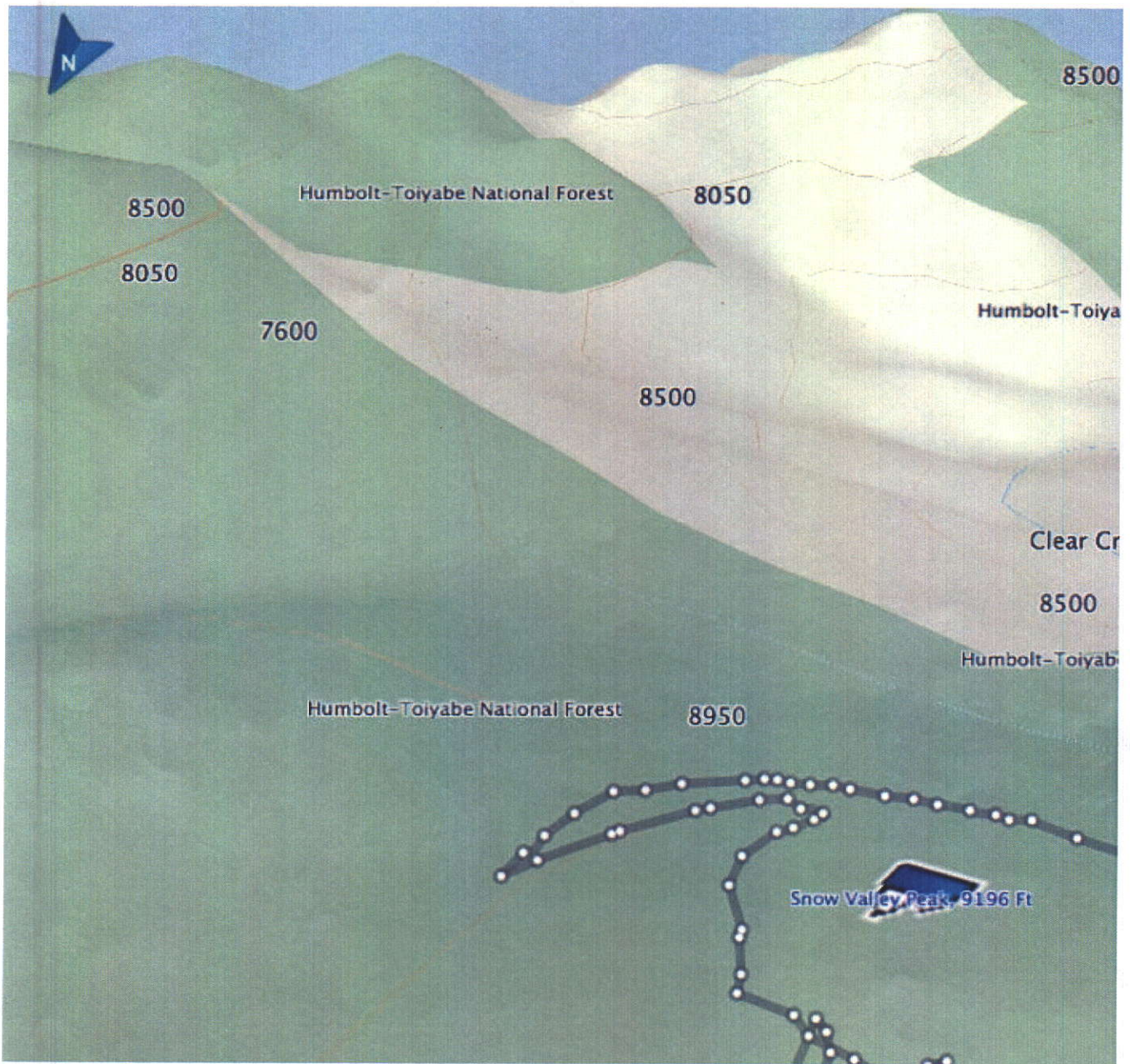
All,

I appreciate the time you took today to visit this property with me. It is a much more striking property than I imagined it would be.

First, I have attached a photograph. It is not the best view, but it is, I believe, a good perspective of the entire property. Plus, the photograph correlates well with the following screen shot depicting our location on Snow Valley Peak, and the recreated view to the southeast across the approximate location of the property. The final image is a Google Earth shot showing that the road we were looking down continues to Clear Creek. Both images show portions of our GPS track today. That terracing looks wild!

Thanks, again.







CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

October 21, 2010

Mr. Dominique Etchegoyen
1590 - 4th Street, Suite 203
Minden, NV 89423

Re: Letter expressing support of a Southern Nevada Public Land Management Act nomination for the purchase of 320 acres located within the Carson Range in Carson City, Nevada

Dear Mr. Etchogoyen,

On October 21, 2010, the Carson City Board of Supervisors, by unanimous vote, authorized me to sign this letter expressing our support for a Southern Nevada Public Land Management Act nomination under the category of Environmentally Sensitive Lands towards the fee title acquisition of 320 acres of land owned by High Canyon Tahoe LLC. The Board understands that the property is an in-holding within the Toiyabe National Forest in the Carson Range in close proximity to the Lake Tahoe State Park and the Horsecreek Ranch, a property preserved by Carson City as open space in perpetuity.

We have observed images of the stunning views from the property. The main stream of Clear Creek is located within the watershed of the westernmost parcel. This is of paramount importance to Carson City due to our dependence upon the Carson Range watershed to supply about one third of the City's water needs. Similarly, there are very important habitat supporting environmental values. Due to its remoteness, there are opportunities for seclusion and significant areas for diverse species. Acquisition by the U.S. Forest will result in reducing the potential negative impacts that could result if the property were to be developed, as well from controlled recreational activities on the land. The Tahoe Rim Trail is in close proximity to the west. We believe this to be a very important acquisition and wish you success.

Please do not hesitate to call on our staff with any questions you may have.

Sincerely,

Robert L. Crowell
Mayor