

Parcel #30
Carson Lands Bill

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 23, 2006
PUBLIC COMMENT SHEET

RECEIVED
OCT 31 2006
CARSON CITY PARKS DEPT

We are in opposition to use this parcel for a housing project. It already is nearly impossible to turn left from Carson River Road onto Fifth Street because of the current traffic flow. A traffic light at that intersection would not work because round-about traffic would come to a standstill, especially at peak school/work schedules. Notwithstanding would also be the effect of the views.

We recommend and urge your support that Parcel 30 be under the auspices of the City of Carson rather than the State of Nevada.

Respectfully,

Dee & Lee Ramsey
1279 So. Deer Run Rd
CARSON City, NV 89701

10-30-06

If you are unable to complete this Public Comment Sheet tonight, please feel free to take it home and complete it at your convenience. Once completed please mail this sheet to:

Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701

(172)

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 23, 2006
PUBLIC COMMENT SHEET

REC'D NOV 08 2005

- ① PARCEL 30 I'm concerned that dozens or hundreds of new residential units on Parcel 30 would make an already bad traffic area even worse. I live in this area & turn West onto 5TH Street from Carson River Road when I go into town. First, at certain times because of the school, this left turn is almost impossible. Second, when making this turn, the visibility to the west is poor because of the rise between this intersection and the round-about. And third, the roundabout during the morning & evening commutes backs up the traffic on 5TH Street and on Edmonds Street.
- Also, Parcel 30 is basically the North end of Prison Hill and is elevated and in the view shed, which view sheds are supposed to be protected under the new Master Plan.

- ② SILVER SADDLE RANCH Isn't there another location that could be developed into a regional park, rather than ruining the natural nature of Silver Saddle?

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Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701

FEDERAL LANDS BILL MAP
INFORMATION MEETING
~~OCTOBER 11, 2006~~
PUBLIC COMMENT SHEET

REC'D NOV 03 2005

SPECIFIC COMMENTS

Parcels 1, 2, 3, 4, 5

I agree with the City's proposal to transfer CC land to the USFS or State Parks. REASONS: ① USFS can afford fire suppression costs - CC cannot. ② USFS has resource management personnel. CC does not. Carson City could work with the USFS and identify all land within the CC watershed as a critical watershed area and as a critical fire management area and develop a cooperative agreement with USFS on management of the area.

Parcels 27, 28, 29

I agree with City's proposal that these parcels ^{remain} under BLM management. REASONS: ① One of the purposes of the lands bill is to eliminate the checkerboard land pattern and consolidate ownership. Retaining these parcels under BLM management does that. ② Using Deer Run Rd. as a boundary line easily delineates CC lands

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Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701

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versus public lands (BLM). ③ BLM would have fire suppression responsibilities and costs

④ BLM has resource managers for wild horses, wildlife habitat, range, and recreation

Parcel 30

I would like to see this land transferred to CC for open space with deed restrictions. REASONS:

① There should be an open space corridor from the Moffet Open space land to the Prison Hill Recreation Area (PHRA). ② This is not a good site for housing. It is right next to the sewer plant and downwind from it. ③ Housing would add to the already bad traffic problems at 5th and Fairview and Carson River Rd

④ It is elevated and in the CC viewshed.

Parcel 40 - Silver Saddle Ranch (SSR)

I am okay with either BLM or CC management of the SSR. In either case, I'd rather see the SSR managed for passive recreation rather than active recreation (ie regional park). REASONS: ① A regional park here would create traffic thru rural residential areas ② There is a need for a passive recreation area such as it is ③ Centennial Park might make a better choice for a regional park.

Prison Hill Recreation Area (PHRA)

it am okay with either BLM or CC management of PHRA. If CC takes over the SSR, then I think they should also take PHRA

GENERAL QUESTION

Does CC have the funds to develop and/or maintain the lands that it acquires?

GENERAL COMMENTS

Under the Southern Nevada Public Land Management Act (SNPLMA) funds from the sale public lands were used to purchase public interest lands, environmentally sensitive lands, conservation easements, etc. in NV. I believe that the funds from any lands sold by the USFS, BLM, and acquired by CC and sold should be placed in a fund and used in same manner as the SNPLMA. REASONS: ① CC lands have been purchased using funds from SNPLMA (i.e. SSR). ② CC lands could be purchased in the future using SNPLMA funds (i.e. Anderson / Gamard land, etc.) ③ CC public land sales should set an example of sharing with the rest of the state so that other Nevada land bills share their land sale funds with Carson City.

FEDERAL LANDS BILL MAP
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NOV 21 2006

CARSON CITY PARKS DEPT

I am a resident at 1551 Deer Run Rd
in Carson City. I have reviewed the maps
for the Carson City public lands bill and would
like to see parcels 28 and 29 remain as
BLM land or if the city acquired the land
for it to remain undeveloped. I am an avid
mountain biker and I enjoy my rides in that
area. It is very beautiful and it should remain
that way.

Russell Baron

1551 Deer Run Rd

Carson City NV 89701

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Carson City Parks and Recreation Department

Attn: Daria Petrenko

303 Butti Way, Bldg. 9

Carson City, NV. 89701

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FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 11, 2006
PUBLIC COMMENT SHEET

RECEIVED

NOV 21 2006

CARSON CITY PARKS DEPT

AFTER ATTENDING MEETINGS ON THE CARSON CITY
PUBLIC LANDS BILL WE AGREE WITH ADDENDUM #1
THAT PARCELS # 28 & 29 SHOULD BE FOR OPEN
SPACE. WE BELIEVE THEY SHOULD REMAIN UNDER BLM
CONTROL, IF THE CITY OBTAINS THEM THERE SHOULD
BE DEED RESTRICTIONS, FOR USE AS OPEN SPACE, NO
DEVELOPMENT.

THANK YOU

KIRK & CHARLENE BARON

1551 S. DEER RUN ROAD

CARSON CITY, NV 89701

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Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701

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United States
Department of
Agriculture

Forest
Service

Humboldt-Toiyabe
National Forest

1200 Franklin Way
Sparks, NV 89431-6432
(775) 331-6444 Fax (775) 355-5399

File Code: 1560

Date:

Honorable Marv Teixeira
Mayor, Carson City
210 N. Carson Street
Carson City, , NV 89701

Dear Mayor Teixeira:

Last Monday, November 27, 2006, Gary Schiff, Tom Baker, and Irene Davidson, of my staff met with Linda Ritter, Juan Guzman and Robin Williamson to discuss the proposed Carson City Lands Bill. I want to thank them for the time they shared with us. I believe we now have a better understanding of the various Board Committee discussions held to date. At the meeting, Linda suggested that we may want to send a representative from the Humboldt-Toiyabe National Forest to future meetings. I also thought it important to share with you our commitment to continue working with you on the best management possible for this important part of the National Forest.

As you know the Carson Ranger District manages this part of the Humboldt-Toiyabe National Forest. In the past couple of years, District personnel have accomplished much in this area. Here are some examples: 1) planted 130,000 seedlings surrounded by tree shelters that are surviving quite well, 2) planted 20,000 bitterbrush and sagebrush seedlings (important source of nourishment for deer herd), 3) treated fuels adjoining the Lakeview subdivision, which turned out to be instrumental in preventing fire from entering the community (funded treatments on private land through NDF), 4) cut and removed some 6500 large dead standing trees as part of the Waterfall salvage project, 5) sold thousands of Christmas tree and firewood permits for cutting near Spooner Summit, 6) repaired Kings Canyon Road, including protection of historic rock walls, 7) participated in the hazardous fuels - sheep grazing project on C Hill, 8) completed a plan, jointly with the City for roads, trails, trailheads, fuels, etc. in the Kings Canyon/Clear Creek area and 9) have completed a land acquisition for the Gilbert property as well as working through details of acquisition of the Swafford property. Even with limited funding we are also committed to regular fire prevention patrolling.

There's certainly much more to do and it would be in our mutual interest to continue to work closely on both planning and implementation, irrespective of the out come of any proposed legislation. I would be remiss if I did not convey that the traditional position of the Forest Service has been to protect the value of our National Forests. This principle enjoys broad public support. Consistent with that principle any conveyance of National Forest land would require either an exchange of equal value properties to the mutual advantage of the exchanging parties or an outright sale wherein the proceeds would be used principally to purchase other targeted property within the proclaimed forest boundary.

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Again though, our mutual objective is simply the best possible management. We are committed to working with you and your staff on land management issues of mutual concern. I know we share many of same issues and that by working together we can address many of them.

I want to thank you again for meeting with members of my staff and look forward to future discussions. Please do not hesitate to contact me regarding this matter or other issues of mutual interest.

Sincerely,

EDWARD C. MONNIG
Forest Supervisor

cc: Jeanne Evenden, Naomi C Johnson

(180)

ANDREW MACKENZIE
JAMES TODD RUSSELL
MIKE PAVLAKIS
JOAN C. WRIGHT
PATRICK V. FAGAN
KAREN A. PETERSON
MICHAEL A. PINTAR
JAMES R. CAVILIA
CHRIS MACKENZIE



ALLISON · MACKENZIE
RUSSELL · PAVLAKIS · WRIGHT & FAGAN
L T D
ATTORNEYS AND COUNSELORS AT LAW

RYAN D. RUSSELL
DAWN ELLERBROCK
JENNIFER M. MAHE

MIKE SOUMBENIOTIS
(1932-1997)

GEORGE V. ALLISON
OF COUNSEL

December 7, 2006

RECEIVED

DEC 14 2006

VIA HAND DELIVERY

CARSON CITY PARKS DEPT

Linda Ritter
City Manager
201 N. Carson Street, Suite 2
Carson City, NV 89701

Re: Nevada National Forest Land Disposal Act of 2005; Carson City Public Lands Bill

Dear Ms. Ritter:

Thank you for your letter dated November 27, 2006. In that letter, you confirm that the 2.8 +/- acre parcel of land of interest my client, the Comstock Country RV Resort, is currently included in the draft Carson City Public Lands Bill "as a parcel which may be disposed of for economic development purposes." The maps included on the City's website identify the proposed possible uses of the parcel as including drainage, utilities and economic development. The City has not identified the parcel as needed for parks or open space.

The parcel is bounded by the US Hwy 50 West, Costco and the Comstock Country RV Park. It seems unlikely that the property would be developed by a party without the involvement of Costco or Comstock, and it seems reasonable that the City and the state could accomplish their needs for drainage and utilities if the property were transferred to a private entity. It therefore seems clear that if the City acquires the property under a Lands Bill, the City will dispose of the property. Indeed, your letter advises that disposal of the property "shall be made in accordance with applicable Nevada Revised Statutes" ... "should the Board of Supervisors acquire it through the proposed lands bill." Your letter further confirms that as the acquisition may extend beyond the terms of a majority of the current members of the Board of Supervisors, "it would not be appropriate for the current Board to bind future Boards to specific actions."

As the process by which the property might be acquired may extend beyond the current terms of a majority of the members of the Board of Supervisors, and if the current members of Board of Supervisors agrees with the recommendations of staff that the best use of the property would be for purposes of economic development, then it seems appropriate that the language of the Carson City Lands Bill would provide that the 2.8 +/- acre parcel would be transferred to Carson City for sale at public auction for economic development purposes. We believe this methodology will result in the highest economic return to the City, while at the same time satisfying your expressed concern that the members of the current Board of Supervisors cannot bind (presumably contractually or otherwise), members of a future Board of Supervisors.

If the City cannot agree to our proposal to include language in the Carson City Lands Bill that the 2.8 acre parcel would be sold at public auction for purposes of economic development, then we respectfully request that the parcel be withdrawn from the proposed lands bill and included in some other bill which would result in a sale of the parcel at public auction.

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Letter to Linda Ritter, City Manager
December 7, 2006
Page 2

A sale of the property at public auction, by the City or the Secretary of Agriculture, would result in the City meeting its stated objectives of putting the property to use for economic development, and at the same time, the private developer of that property could be required to address the drainage and utility issues which the City has identified as other potential uses for the parcel.

We would appreciate hearing from you concerning your thoughts on this issue. Please also include our correspondence in the public record on any hearings on the proposed Carson City Public Lands Bill. Thank you.

Sincerely,



Mike Pavlakis

cc: Lee Plemel, Community Development, Sr. Planner
Juan Guzman, Open Space Manager
Roger Moellendorf, Director of Parks and Recreation
Kevin Kirkeby, U.S. Senator John Ensign, Rural Coordinator
Jodi Stephens, Representative Jim Gibbons, Rural Director
Comstock Country RV Resort, LLC

Washoe Tribe of Nevada and California



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DEC 15 2006

CARSON CITY PARKS DEPT

December 12, 2006

Linda Ritter, City Manager
City Manager's Office
City Hall/201 N. Carson Street, #2
Carson City, NV 89701

RE: Future Carson City/Washoe Tribe Public Lands Bill

Dear Ms. Ritter:

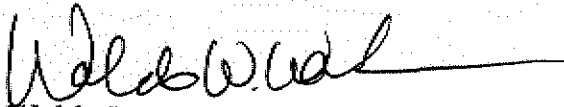
On behalf of the Washoe Tribe, I wish to express our gratitude to the City for having worked with our Tribal Planner and other staff over the past year regarding the anticipated Federal Lands Bill. I am hopeful that, once an agreement is reached on properties for which the Tribe is now formally expressing interest for potential transfer, that the City and the Tribe will be even more successful by submitting a joint-Federal Lands Bill proposal, with assistance and support from City and Tribal Congressional delegations. We appreciate the City's recent recommendation to transfer ownership of portion 9-151-04, which the City has identified as area #10, from the U.S. Forest Service to the Washoe Tribe. Although largely unsuitable for development of any kind, the Tribe is also interested in obtaining additional Forest Service land to the south of that parcel, consisting of a portion of area #11, north of Voltaire Canyon Road. Similarly, we are interested in obtaining another portion of Forest Service Land to the west of area #10 and our Carson Community reaching Kings Canyon Road, for the purposes of wildfire safety/prevention and re-establishing a traditional "lifeway" and environmental corridor leading to our recently acquired Skunk Harbor parcel on the east shore of Lake Tahoe. With regard to the needs of our Stewart Community, the Tribe is interested in the possibility of acquiring area #37 from the Bureau of Land Management, mainly because of the known existence of significant cultural resources in and around this area. For additional detail on these lands of interest to the Tribe, please find enclosed a copy

919 Highway 395 South, Gardnerville, Nevada 89410

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Thank you very much for your ongoing communication and cooperation with the Tribe on the Federal Lands Bill process. If you have any immediate questions or would like to discuss this important request, please do not hesitate to contact me at (775) 265-4191 or via e-mail at waldo.walker@washoetribe.us, or Max Kalhammer, our Tribal Planner at (775) 267-1401 x 104 (or via e-mail at mck@washoetribe.us).

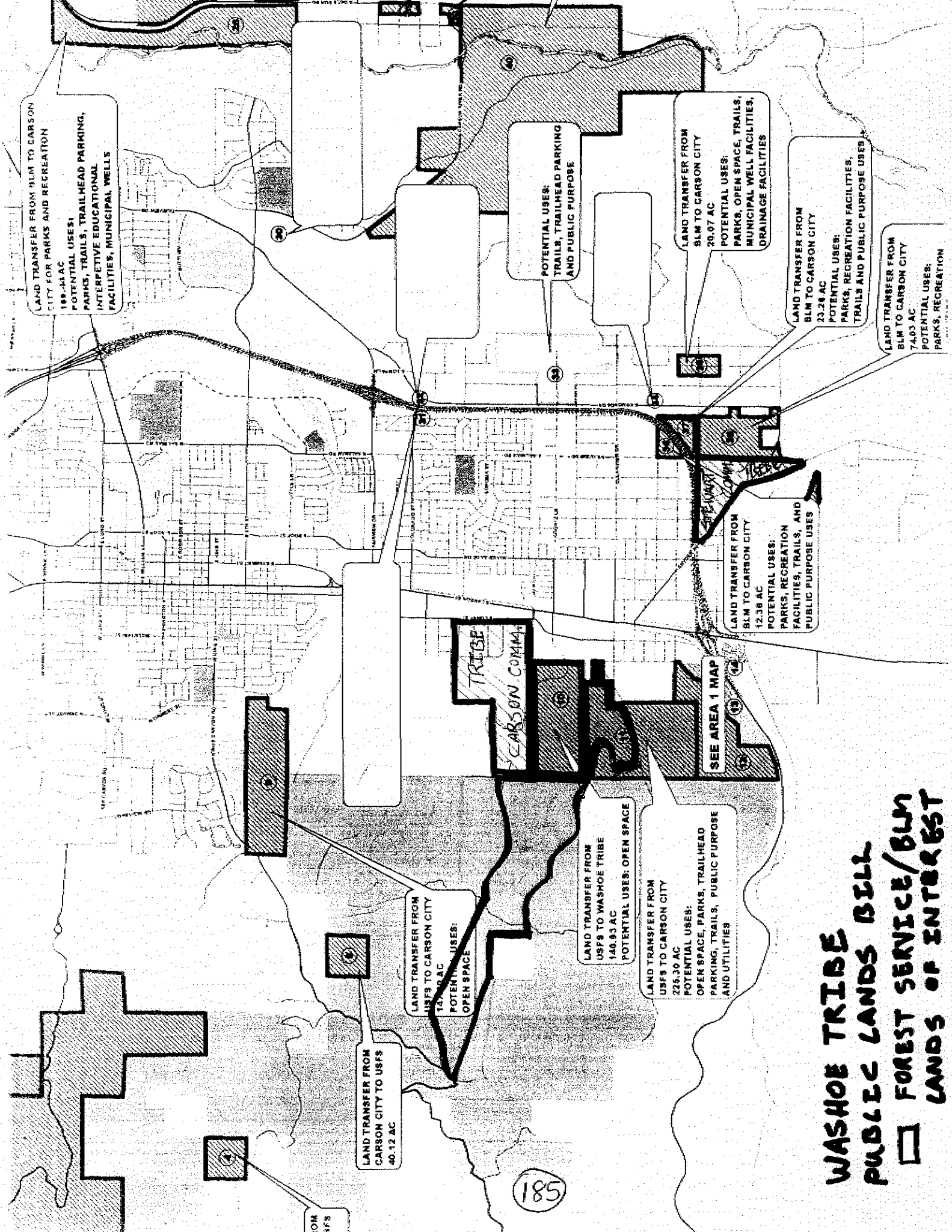
Sincerely,



Waldo W. Walker

Chairman

cc: Juan Guzman, Open Space / City Property Manager, Carson City, Nevada
Lee Plemel, Principal Planner, Carson City, Nevada
Max Kalhammer, Planning Director, Washoe Tribe of Nevada and California



LAND TRANSFER FROM BLM TO CARSON CITY FOR PARKS AND RECREATION
 188.46 AC
 POTENTIAL USES:
 PARKS, TRAILS, TRAILHEAD PARKING, INTERPRETIVE EDUCATIONAL FACILITIES, MUNICIPAL WELLS

POTENTIAL USES:
 TRAILS, TRAILHEAD PARKING AND PUBLIC PURPOSE

LAND TRANSFER FROM BLM TO CARSON CITY
 70.07 AC
 POTENTIAL USES:
 PARKS, OPEN SPACE, TRAILS, MUNICIPAL WELL FACILITIES, DRAINAGE FACILITIES

LAND TRANSFER FROM BLM TO CARSON CITY
 33.28 AC
 POTENTIAL USES:
 PARKS, RECREATION FACILITIES, TRAILS AND PUBLIC PURPOSE USES

LAND TRANSFER FROM BLM TO CARSON CITY
 74.03 AC
 POTENTIAL USES:
 PARKS, RECREATION

LAND TRANSFER FROM BLM TO CARSON CITY
 12.38 AC
 POTENTIAL USES:
 PARKS, RECREATION FACILITIES, TRAILS, AND PUBLIC PURPOSE USES

TRIBE
 CARSON COMM

SEE AREA 1 MAP

LAND TRANSFER FROM USFS TO CARSON CITY
 17.48 AC
 POTENTIAL USES:
 OPEN SPACE

LAND TRANSFER FROM USFS TO WASHOE TRIBE
 140.63 AC
 POTENTIAL USES: OPEN SPACE

LAND TRANSFER FROM USFS TO CARSON CITY
 226.30 AC
 POTENTIAL USES:
 OPEN SPACE, PARKS, TRAILHEAD PARKING, TRAILS, PUBLIC PURPOSE AND UTILITIES

LAND TRANSFER FROM CARSON CITY TO USFS
 40.12 AC

**WASHOE TRIBE
 PUBLIC LANDS BILL
 FOREST SERVICE/BLM
 LANDS OF INTEREST**



SIERRA CLUB - TOIYABE CHAPTER

PO Box 8096, Reno, Nevada, 89507-8096

December 15, 2006

Mr. Juan Guzman, Open Space and Property Manager
City of Carson
Parks & Recreation Administration
3303 Butti Way, #9
Carson City, NV 89701

Dear Juan:

I see that the Carson City Open Space Advisory Committee is meeting on Monday, December 18. Recently, the Toiyabe Chapter of the Sierra Club wrote Linda Ritter expressing our concerns regarding the proposed public land sale and transfer legislation that Carson City is proposing. Since I have not heard from Ms. Ritter, I am writing you again. Please share our concerns with your Board. The Chapter has about 250 members in Carson City.

The Toiyabe Chapter is interested in working with Carson City residents to craft legislation that meets Carson City's needs without jeopardizing the laws and responsibilities of federal land management agencies. The federal agencies have responsibility for wildlife, cultural resources, watershed, forest protection, scenic and recreation opportunities, which are not normally the purview of local government. My request is that any action on this legislation be postponed until the issues that we expressed concern in a previous letter are addressed.

These concerns include:

1. Sale of Forest Service land: U.S. Forest Service lands belong to the people of the United States and were set aside to protect the forests, watershed, wildlife and other natural resources. The national public underwrites the cost of management. A few years ago, Carson City was the beneficiary of federal agency fire fighting expertise and funds, fuels management investments, and of revegetation. In fact the Forest Service is actively involved in fuels management along the Sierra Front.

The Sierra Club opposes the sale of Forest Service land. However, if Carson City wishes to discuss land exchanges, which help the Forest Service block up its lands and Carson City to obtain urban, interface lands for sale, then we are interested in the proposal.

2. Use of Funds From the Sale of Public Lands (BLM and Forest Service): If federal lands are sold, then the proceeds from the sale of land should be reinvested by the federal agency in acquiring lands such as inholdings or key wildlife habitat or making improvements on federal lands.

3. Transfer of Silver Saddle Ranch to Carson City: As I recollect, Carson City requested the transfer of this property along with federal funds to develop the property. Silver Saddle Ranch was acquired using funds from the Southern Nevada Public Lands Management Act (SNPLMA). The purpose of the SNPLMA funds is to assist federal agencies in meeting their management responsibilities for wildlife and other BLM responsibilities. Silver Saddle Ranch provides important wildlife habitat for fisheries, birds, and mammals. BLM is also responsible for historical and cultural resources. Local governments normally do not manage for these resources. If Silver Saddle Ranch is transferred, then virtually every other SNPLMA acquisition is potentially jeopardized by the transfer possibility and a chill over future SNPLMA land acquisitions will occur. Federal agencies have worked in good faith with Carson City and Douglas and Washoe Counties.

The proposal to transfer this property to Carson City seems like a breach confidence in that process. A cooperative agreement between BLM and Carson City may accomplish some of your goals while ensuring protection of natural resources.

You are also considering sale of parcels of land either within or adjacent to development where both the city and federal agency may agree sale of land is mutually beneficial. Where this situation occurs, proceeds from the sale are retained by the federal agency.

Unfortunately, I cannot attend the meeting Monday evening to discuss these issues with your Board. I hope that other Sierra Club members and residents will attend the meeting. Carson City voters are unique and remarkable for approving the open space tax, which has enabled Carson City to be proactive in acquiring open space. As a former resident and graduate of Carson High School with family still living in Carson City, I am impressed with Carson City's efforts to grow its economy without losing its past.

Please contact me if you have any questions.

Sincerely,

Tina Nappe, Chair
Toiyabe Chapter of the Sierra Club

OSAC: Lands Bill item
RC

Voice Mail Message

To: Juan Guzman
From: Robin Orloff
Subject: Prison Hill
Date: Approximately December 11, 2006

"Hi Juan, this is Robin Orloff. We have spoken several times about Carson City's plans to possibly buy Prison Hill, and I have to tell you, I've been running it a lot lately now that it's cooler, and we also are closing on our house which is right up in that area, we're closing this week. So I just wanted to give you some of my input. It is the most incredible area, and when you're driving home if you look to the south end of Prison Hill, to the south of the "S" on the hill, you'll see those granite spires. The north end is volcanic and the south end granitic, and those granite spires are frequently in the sun late in the afternoon and they're very special. The soil there is decomposed granite. You'll also see some canyons that get water in them and there are actually some pour-offs in the rains in the winter. But I just wanted to give you some input and ask you to consider our opinion, but it is just an amazing, pristine area that would be lovely if it could be kept that way. At the south end there's a boundary where the all-terrain vehicles and jeeps can ride around there on the south end, but that is such sensitive soil, it's just like sand, and it's getting really eroded terribly in the middle of all that granite, and the motorized vehicle people frequently head north past the boundary and then up to the area of those two spires and in that soil there, and they really are dramatically impacting it. So, that's really very sad, and not to mention all the garbage that goes along with that. So I just wanted to run that by you. My number for now is 831-4554 and I should have a number in Carson probably by the end of next week. And I was also thinking when I get up on the ridges, I run the whole thing north to south, and I frequently run the whole west side and sometimes go over to the east side, but I look down on the river, and it's also very pristine there with the ranches, and my own personal opinion is I think pavilions and a lot of people and a lot of organized goings-on would kind of ruin the flavor of that area. Again, that's just my opinion because I'm a trail runner and a dog person and I'm not a kid person. But it seems like the parks that are more in the inner city are more appropriate for that kind of thing. We don't have enough wild areas within the city limits, and it seems like maybe the pavilions could stay more central and these areas with trails could remain more pristine, especially the river, that's a very precious place. Anyway, just my two cents. I appreciate all you do and we'll talk to you soon I'm sure. Bye."



November 3, 2006

Ms. Linda Ritter,
Carson City Manager
201 N. Carson St.
Carson City, NV 89701

Dear Ms. Ritter,

A few weeks ago, Juan Guzman, provided an overview of the proposed Carson City public lands bill to Sierra Club members. We appreciate his time and interest in meeting with us. Carson City is unique among Nevada counties in having financial resources through its open space tax in its investment in key properties. The Carson City voters are to be commended for their forward thinking and the Board of Supervisors for their investments in open space.

The Sierra Club has over 250 members in Carson City. Our members are attending meetings to learn about the public lands bill you are developing. Based on their input and the Chapter's policies governing disposal and acquisition of public lands, more formal comments will be provided later. This letter is to indicate Sierra Club interest and some initial concerns about the proposed Carson City lands bill, based on the Chapter's experience with other public land bills.

The Toiyabe Chapter of the Sierra Club has over 5,600 members in Nevada and the eastern Sierra. Our members have participated in previous Nevada public land acts and are currently involved in other draft county public land bills.

Here are some of the issues the Sierra Club has about this proposed legislation (as well as other county land bills):

* How will proposals in this bill act as precedents in other public land bills? Carson City is proposing to transfer the Silver Saddle Ranch, acquired with Southern Nevada Public Land Management Act (SNPLMA) funds from federal land sales in southern Nevada, to Carson City. This proposal sets the stage for other transfers of SNPLMA-acquired properties to local governments. Each property acquired with SNPLMA funds involved extensive public agency review, investment in managing the property and meeting the federal agency criteria for its importance for wildlife, riparian protection, and flood control. Converting the Silver Saddle Ranch into a regional park raises concerns about how Carson City will ensure that recreational uses will remain compatible with natural resource protection. At this time, the Chapter has major concerns about the transfer of this property and Carson City's capability of managing for wildlife and natural resources. The Chapter is also concerned about adjacent public lands on Prison Hill which would become an isolated federal inholding surrounded by Carson City owned and private lands.

* What are the natural resources in the federal lands to be transferred or acquired? Will natural resources be improved or diminished by the land exchanges, transfers or sales? We assume that Carson City will be providing an evaluation of resources and assurances that wildlife habitat, access to public lands, trails, etc. that now exist will continue.

* If lands are transferred in order for Carson City to sell and develop, then what will Carson City do with these revenues? Will public lands proposed for disposal to the private sector be sold at fair market value through competitive bidding? The Sierra Club believes that any proceeds over and above transaction costs incurred by the federal agency and a limited percentage to the local government must be utilized to benefit public lands and the American public. For instance, land sale revenues should be used in acquiring environmentally sensitive lands in the county, state, and elsewhere or reserved by Congress for local BLM and USFS agencies for fuels reduction, fire

cc: ROS
Roger
Juan
Lee

The Toiyabe Chapter of the Sierra Club

Nevada and Eastern California

PO Box 8096, Reno, NV 89507

RECEIVED

One Earth,
One Chance.

NOV 07 2006

CARSON CITY
EXECUTIVE OFFICES

RECEIVED

NOV 14 2006

CARSON CITY PARKS DEPT

rehabilitation, wildlife habitat, recreation management, and weed control on public lands in Carson City.

* Is this comprehensive legislation? Each county bill has been designed to resolve a number of public land issues. The White Pine County bill includes provisions for expansion of state parks and Wildlife Management Areas, designation of wilderness areas, and OHV trails and transfers of public land for public purposes. Will Carson City and BLM be meeting with the Washoe Tribe concerning consolidation of allotment lands which may exist within Carson City borders? Will Carson City be wanting federal land for park expansion, open space or other uses? Will federal lands transferred to Carson City be later sold for other purposes?

We look forward to working with you on this proposal. Thank you for entering our comments into the public record.

Sincerely,



Tina Nappe, Chair
Toiyabe Chapter of the Sierra Club

cc:
Steve Walker, Chairman of the Carson CABMW
Karen Kish, Lahontan Audubon Society
Nancy Bish, Friends of Silver Saddle Ranch
Carson City Sierra Club members

CARSON RIVER ADVISORY COMMITTEE

Minutes of the October 4, 2006 Meeting

Page 1

DRAFT

A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, October 4, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Charles Zimmerman
Vice Chairperson Paul Pugsley
Dan Greytak
Mark McCubbin
Randy Pahl
Ernest Rink

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (5:30:19) - Chairperson Zimmerman called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Farrer was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:30:40) - None.

1. ACTION ON APPROVAL OF MINUTES - August 2, 2006 (5:31:25) - Member Greytak moved to approve the minutes, as submitted. Vice Chairperson Pugsley seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (5:30:56) - None.

3. AGENDA ITEMS:

3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO INCLUDE BUREAU OF LAND MANAGEMENT PROPERTY KNOWN AS THE SILVER SADDLE RANCH AND CARSON RIVER PARK IN CARSON CITY'S FEDERAL LANDS BILL TO BE DEVELOPED AS A REGIONAL PARK (5:31:53) - Mr. Moellendorf provided an overview of this item, and reviewed the staff report. He advised of having met, together with Mayor Teixeira, with Senator Harry Reid and his staff in August to discuss the federal lands bill. Senator Reid's comments were very positive, and he suggested that the Silver Saddle Ranch serve as the "centerpiece" of the lands bill. Mr. Moellendorf emphasized the fundamental question, included in the staff report, as to whether the committee believes the Silver Saddle Ranch and Carson River Park are the correct locations for a future regional park.

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Mr. Guzman provided background information on the lands proposed to be included in the federal lands bill. He provided an overview of discussion which took place at the October 3rd Parks and Recreation Commission meeting, including the suggestion that Prison Hill should be included as part of the lands bill. In response to a question, Mr. Moellendorf advised that consideration will have to be given to whether the City can fiscally manage the Silver Saddle Ranch and other lands acquired through the federal lands bill. He further advised that a management report has been commissioned through Resource Concepts, Inc. Knowing that it will be several years before the City would add the lands to its property inventory provides the opportunity to review the management study and begin crafting budgets accordingly. The City will request, from the federal government, financial assistance for initial planning and development of the site. Senator Reid has assured City officials of his assistance in this endeavor. Mr. Moellendorf noted that Silver Saddle Ranch is used passively at the present time. He suggested that, although the passive use would continue, more active uses may be incorporated in the future. Active uses would be more expensive to maintain and would have to be incorporated into the budget. Mr. Moellendorf discussed the possibility of including Prison Hill in the federal lands bill. In response to further question, he advised that the Ambrose-Carson River Natural Area will be included with the Silver Saddle Ranch and Carson River Park.

Mr. Krahn provided background information on the master planning process, including the comprehensive master plan, the parks and recreation master plan element, and the unified pathways master plan element. He provided a detailed overview of Exhibit B to the staff report.

In response to a question, Mr. Guzman referred to the management agreement for Silver Saddle Ranch recently entered into between the City and the BLM. He commented "there is no better tool" than owning the land. He noted it is not part of the BLM's mission to develop parks, but that BLM personnel have assisted the City wherever possible. In reference to comments at the October 3rd Parks and Recreation Commission meeting, he advised that the City will create mechanisms, including deed restrictions, to ensure the purpose for acquiring the lands is carried out. Mr. Moellendorf emphasized the opportunity to "control our own destiny" as represented by the federal lands bill. He noted that the City is not as hampered by federal processes as the BLM and the USFS can be. Mr. Krahn referred to Carson River Park Phase II, and noted the importance of "controlling our own destiny" in that almost two years have been spent negotiating a small playground. In reference to an earlier comment, Mr. Moellendorf discussed the importance of access. In response to a question, he advised of a strong possibility of the availability of Question #1 funding for the regional park. Mr. Guzman explained the reason for submitting the subject property as a regional park.

Member McCubbin expressed support for the regional park concept and for the possibility of managing Prison Hill locally. In reference to the original concept for Silver Saddle Ranch, he inquired as to whether the property would again be subject to future change. Mr. Guzman provided historic information on the original concept for and subsequent acquisition of the Silver Saddle Ranch. He provided an overview of comments provided at the October 3rd Parks and Recreation Commission meeting, which indicated that the original concept for the Silver Saddle Ranch could be facilitated once the property is in City ownership. Mr. Guzman expressed the belief that the property could accommodate more intensive recreational use at the same time as respecting the environment. Mr. Moellendorf agreed that ensuring stewardship of the environment will be a "balancing act" with the challenge of providing a wider range of recreational

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opportunities for the community. The assurances that the property will be used as originally envisioned are the inclusive process of public meetings, open houses, a public opinion survey, etc. Mr. Guzman advised that the lands bill will specify the purposes for acquiring the properties. Unless there is another "big effort" to amend it "because community values have changed enough, it's likely to remain."

Vice Chairperson Pugsley inquired as to the premise for the regional park. Mr. Moellendorf explained that the need was identified in the parks and recreation master plan element. Mr. Guzman noted that the need is also intuitive and discussed the use pressures on Mills Park and Fuji Park. Vice Chairperson Pugsley suggested the proposal contemplates new recreational uses rather than areas to displace the pressures on Mills and Fuji Parks. Mr. Moellendorf advised that the purpose would not necessarily be to transfer uses from Mills or Fuji Parks to Silver Saddle Ranch. However, the events which occur in Mills and Fuji Parks displace other types of uses.

Chairperson Zimmerman opened this item to public comment. (6:44:12) Michael Bish, a member of the Friends of Silver Saddle Ranch ("FOSSR"), referred to the designation of the Silver Saddle Ranch in the parks and recreation master plan element as a "natural park." He inquired as to the difference between a natural park and a regional park. Mr. Moellendorf explained that regional parks can be natural in use and design, or highly intensive such as a large athletic complex. A regional park provides sufficient area for features and amenities that would attract people from surrounding areas as well as the immediate community. He referred to two regional parks in Washoe County that serve a population of up to 300,000 people. The proposed regional park could conceivably serve a population in excess of 100,000 in consideration of residents in adjacent counties. Mr. Bish described Rancho San Rafael Park as "historic buildings surrounded by grass." He expressed disagreement that it serves as an historic ranch. He advised that if both the Anderson and Jarrard properties were to be developed, the Silver Saddle Ranch would be the last remaining historic ranch in this area. He expressed concern over development including the need for lighting in conjunction with dark skies principles. He expressed the opinion that the community has already commented through the master planning process. "Now, we're trying to say we want to go back and revisit this more and possibly change it." Mr. Bish expressed understanding for distrust of governmental agencies. He expressed the opinion that FOSSR and other users had been left out of the federal lands bill process.

Chairperson Zimmerman thanked Mr. Bish for his comments, and provided background information on the formation of FOSSR. He expressed appreciation for the efforts of FOSSR over the years, and advised that staff will solicit all the groups mentioned in further planning activities. Mr. Moellendorf discussed the effort to contact all stakeholders, and expressed the opinion that the planning process needs to be more inclusive. Chairperson Zimmerman noted that the proposal is only just being rolled out to the community.

(6:53:12) Merlyn Paine, a resident of the Pinion Hills area, provided background information on the proposed regional shooting range. She expressed concern over the time table associated with the federal lands bill, and Mr. Moellendorf responded to corresponding questions. Mr. Guzman clarified that only the maps will be submitted by November for use by the congressional delegation to begin the process of drafting the bill. Ms. Paine reiterated the concern over the time table and expressed the opinion that the lands bill should be approached more "carefully."

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Mr. Moellendorf acknowledged that once the land is secured, development will be done in conjunction with City staff, elected officials, and the citizenry. He advised that the key is getting the land. There will be "plenty of time to make decisions on what we're going to exactly do with the land once we get it."

Chairperson Zimmerman called for additional public comment and, when none was forthcoming, entertained additional comments or questions from the committee. In response to a question, Mr. Moellendorf advised that proposed development would not be included in the lands bill. The proposal represented by Exhibit B is an internal City document being presented to generate discussion. Member Greytak expressed no opposition to the land being in City ownership. He expressed a preference that the aspects of the park remain cultural and natural. He discussed the importance of maintaining wildlife corridors. He noted the "fabulous" habitat and recreation potential in conjunction with acquisition of the Anderson and Jarrard properties. He acknowledged the opportunities, but expressed the opinion they need to be carefully considered and developed with community input and professional design. He expressed the opinion that use constraints should be built in. He discussed the importance of maintaining the heritage and the original vision for the Silver Saddle Ranch. In response to a comment, Mr. Guzman reiterated that maps will be submitted to the congressional delegation, who will then draft the federal lands bill in conjunction with City officials. He acknowledged that funding will be requested for planning and development. Member Greytak expressed agreement with including Prison Hill.

Vice Chairperson Pugsley provided background information on acquisition of the Silver Saddle Ranch by the Bureau of Land Management. He advised that the property has never been appropriate for management by the BLM. He expressed the opinion that the federal lands bill represents a wonderful opportunity to include the property "into the scope and planning of the City." **Vice Chairperson Pugsley moved to recommend to the Board of Supervisors that the property known as the Silver Saddle Ranch and Carson River Park be included in the federal lands bill proposal with the concept of regional park attached to it. Member Pahl seconded the motion. Motion carried 6-0.** Mr. Guzman thanked the citizens for their attendance and participation.

3-B. ACTION REGARDING A CARSON RIVER WORK DAY LOCATED AT SIERRA VISTA LANE, JUST UPSTREAM OF LLOYD'S BRIDGE (OFF OF CARSON RIVER ROAD, ACROSS FROM SILVER SADDLE RANCH) IN CARSON CITY, NEVADA ON SATURDAY, OCTOBER 7, 2006 FROM 9:00 A.M. TO 1:00 P.M. (7:12:03) - Margie Evans with the Western Nevada RC&D distributed flyers to the committee members and staff, and reviewed the information. Member Greytak provided an overview of the scheduled activities and the purpose of the work day. Chairperson Zimmerman thanked Ms. Evans and Member Greytak for their presentation. Consensus of the committee was that no action was necessary.

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Outreach Coordinator Javier Ramirez; the crew of Little Dreamers; the Pioneer High School students and teachers, and Paul Culp of the Dayton Valley Conservation District. He thanked Members Pahl and Rink for their participation. Member Rink commented on the fun and educational value of the event. Member Pahl thanked Mr. Kaffer.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THIS MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY WHICH CONSISTS OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. THESE RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (5:37:45) - Chairperson Zimmerman introduced this item. Mr. Krahn provided an overview of the agenda materials, and reviewed the staff report which was distributed to the committee members and staff prior to the start of the meeting. Mr. Guzman reviewed the proposed federal lands bill map which was displayed in the meeting room. He provided an overview of the recommended action provided by the Open Space Advisory Committee and the Planning Commission.

In response to a question, Mr. Guzman explained that the Humboldt-Toiyabe National Forest is the largest in the continental United States. The forest lands adjacent to Carson City amount to "a speck" in terms of U.S. Forest Service ownership. Proper management of the urban interface should be undertaken by the City. Mr. Guzman advised of the Open Space Advisory Committee's ("OSAC") belief that neither the City nor the USFS has invested sufficient funding into management of the watershed properties in the past. The OSAC has agreed to consider reallocating funding from acquisition to management of properties. Staff is reviewing the financial requirements. Mr. Guzman noted that Ash Canyon Road traverses the USFS lands, designated as parcel #1, and provides access to the eastern portion of Lake Tahoe State Park. He expressed the belief that the City will be more conscientious over managing the road and therefore maintaining access to the recreation resource. Chief Giomi explained that the subject property is the most expensive the City could own in terms of fire and resource management. As forested land, it is among the most expensive on which to extinguish fire and to rehabilitate. Chief Giomi advised that the Waterfall Fire cost approximately \$8 million to extinguish and that another \$8 million has been invested in rehabilitation to date. He discussed the importance of being fully aware of the financial burden placed upon the local government to maintain a fire-safe environment and to extinguish fires, when necessary.

In response to a question, Chief Giomi advised that the City presently owns the watershed property, which includes the water rights. Mr. Moellendorf expressed the opinion that the effect on the watershed, of the City turning the property over to the federal government, would be negligible. With regard to management, however, the OSAC's perspective is that the City would be able to respond more quickly because of not being encumbered by federal processes. Mr. Moellendorf advised of past discussions with USFS representatives regarding consolidation of management units and the possibility of eliminating some of the checkerboard pattern of ownership and management. At that time, discussions indicated the USFS would be better able to manage the higher altitudes and the City to manage lands closer to the urban interface. Mr. Krahn advised that BLM representatives have expressed an interest in getting away from managing isolated parcels within the urban interface area.

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In response to a question, Mr. Guzman advised that approximately three-quarters of parcel #1 burned in the Waterfall Fire. Chief Giomi acknowledged the potential for an increase in fire frequency because of the succession of fuels which return following a fire. He noted that the area has had a fairly frequent fire history. In terms of a 10-15 year period, a couple of significant fires is not uncommon. Mr. Guzman advised that both the USFS and the City have had a very aggressive plan to minimize private ownership under the assumption that it will simplify land management. He noted that multiple ownerships allow Chief Giomi to better defend sharing fire fighting and management costs. He advised that approximately 90 percent of the lands are identified for some kind of purchase, and pointed them out on the displayed map. He acknowledged that purchasing lands while giving away those already owned by the City may appear to be counterintuitive. He reiterated that the City can move more quickly than the USFS, and advised that success of the land transactions are facilitated by the involvement of the Open Space Program. In the long run, however, management patterns should definitely be discussed. Mr. Guzman reiterated that although the USFS is better able to manage the higher elevation lands and the City the lower, the lands closest to the urban interface are the most difficult and expensive to manage. He advised that parcel #1 would tie together isolated City-owned parcels. He pointed out the Long parcel, on the displayed map, and advised that it has been actively logged over the years. The parcel suffered the least damage throughout the Waterfall Fire because of proper management.

In consideration of the management concept, Vice Chairperson Pugsley inquired as to the reason for not including recently-purchased parcels along Kings Canyon Road. Mr. Guzman advised that the parcels were purchased exclusively with City funds and that Question #1 funding has been requested. Both the Question #18 and Question #1 programs have provisions requiring perpetual ownership of the land. Depending upon the type of funding mechanism, there are certain restrictions over what can be done with the land into the future. In response to a further question, Mr. Guzman explained the Bernhard transaction.

Chairperson Zimmerman called for public comment. (6:12:39) Dave Hampton, a Carson City resident, suggested considering the entire Eagle Valley, and that the federal lands bill is an issue of control. He inquired as to costs, and noted that most of the lands in federal ownership are already designated for open space. He inquired as to the reason for assuming the obligation. He suggested that owning open space with the accompanying responsibilities doesn't fit with Carson City's financial position. He recommended caution, and commented there are great recreation spots already available to the public. He expressed no opposition to federally-owned property, and requested the committee members to consider his comments.

(6:15:16) Kathi Lawrence, a resident near parcel #30, expressed the hope the committee would provide recommendations similar to those offered by the OSAC and the Planning Commission. She expressed the opinion that the City should decide what is appropriate for the parcel. She noted the state has not offered any conceptual plan and "can't really answer any questions yet about what this project might look like." She expressed concern the City will "back themselves into a corner" by recommending a residential development as part of the federal lands bill. She reiterated the hope that the committee would provide a recommendation similar to that offered by the OSAC and the Planning Commission.

In response to a question, Mr. Guzman explained that parcel 30 has a conservation reserve zoning designation, and a master plan designation for public purpose. Any developer would be required to present a project through the City's processes, which would include application for a master plan amendment, a change of land use, and possibly a special use permit. These applications would be presented to the Planning Commission and to the Board of Supervisors. Mr. Guzman explained the concern that the City will be "punching a big hole into that process" by designating the parcel, in the federal lands bill, as an affordable housing project. Ms. Lawrence is requesting that the land be designated for ownership by the

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City, and that the City should engage in the regular processes to determine the best use for the parcel. Mr. Guzman noted that the Planning Commission and the OSAC agreed. In response to a question, he advised of discussions between State representatives and Planning Division staff which resulted in the designation of parcel #30 as a potential affordable housing development.

In response to a question, Mr. Guzman advised that parcel #33 is "very loosely" managed by the BLM as part of the Prison Hill Recreation Area. Vice Chairperson Pugsley suggested considering parcel 33 as Prison Hill is considered. Mr. Guzman advised of public testimony indicating opposition to any public building being constructed on the parcel. The Utilities Division has considered the site for a possible future water tank which the area residents seem to support. Mr. Krahn advised of considerations for trail head development, and that the parcel is heavily used by equestrians, hikers, and bicyclists in the southern portion of town. He noted the significance of the property as a conduit for recreation into the Prison Hill area as well as in terms of view shed. Mr. Krahn responded to additional questions regarding parcels 30 and 33 in consideration of staff's recommended action.

(6:25:30) John Devaney described the location of his residence "north and east of Eagle Valley Junior High School in the area just east of the roundabout." He provided a list of written suggestions to the committee members and staff, and reviewed the same.

(6:32:09) In response to a question regarding parcel #30, Chief Giomi advised Dave Hampton that the City receives no tax revenue on State-owned land. Taxes are not paid on City-owned property. If the land was to be transferred to the City and later developed into affordable housing which was owned by the occupants, it would become taxable property. The state owns a couple multi-family housing facilities within the community for which the City receives no tax revenue.

Member Greytak noted that lands designated for transfer on the west side seem to be indicated for open space and that lands designated for transfer on the east side seem to be indicated for recreational use. Mr. Guzman explained that the purpose of the map labels is to indicate to the public and to the federal government a willingness to deed restrict the lands for the purposes stated. He reviewed the various designations on the proposed federal lands bill map. He acknowledged that those areas designated for recreation do not have to be developed any further than the open space areas. He advised that the proposal for the Silver Saddle Ranch regional park is being presented as a "blank slate" for which a "very elaborate citizen participation" process will be conducted.

Mr. Guzman and Mr. Krahn responded to questions regarding the process for revising the proposed map following review by each of the pertinent advisory committees and commissions. In response to a further question, Mr. Guzman reviewed the recommendations of the OSAC and the Planning Commission. In response to a further question, he discussed the designated parcels surrounding the City landfill. He responded to additional questions regarding parcel #22. Mr. Guzman discussed the importance of identifying priority properties adjacent to the Carson River, and advised that Southern Nevada Public Lands Management Act funding will be requested for property purchase. He pointed out, on the map, an area requested for further consideration by Planning Commission Vice Chairperson Mark Kimbrough.

In response to a question regarding fire and fuel load issues relative to the Prison Hill area, Chief Giomi compared other areas of the country which are subject to hurricanes and tornadoes with the western states which are subject to fire. He advised that only so much can be done to protect the community against fire. Proper land management will minimize the impact of fire, but will not stop fires from happening. From a fire protection standpoint, Chief Giomi expressed a preference for owning land on Prison Hill rather than

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on the west side of town. Fires on the east side of town don't typically require the large amount of funding to control as do timber fires. Chief Giomi acknowledged the City currently has BLM support to fight fires on Prison Hill. He advised that multiple agencies respond to any fire within the political jurisdiction of the City. "It's just a matter of settling the bill on the back end." The BLM is much more engaged in local fire fighting than the USFS. Chief Giomi noted the BLM office in Carson City and advised there are a minimum of two fire engines stationed on Morgan Mill Road. In response to a question, he advised that acquisition of more property will require more funding for fire protection. The Fire Department will have an obligation to alter City-owned land adjacent to developed property to minimize the impact of fire moving from the wild land environment into the urban environment. Chief Giomi explained the fuels modification process. He reiterated that regardless of fuels modification, the community is still within a fire environment. He emphasized the perpetual nature of fuels management processes. He responded to questions regarding management cost estimates provided in the parcel evaluations conducted by Resource Concepts, Inc. which were included in the agenda materials. He discussed the Fire Department's experience with fuels reduction projects over the past several years, and estimated a cost of \$300 to \$400 per acre for mechanical fuel reduction. In response to a comment, he advised that federal grant funding for fuels reduction projects is no longer available. He referred to discussions among the OSAC members which indicates a preference to allocate more funding toward property management and less toward acquisition. He advised that Question #18 funding is an ongoing source of revenue.

In response to a question, Mr. Guzman advised of a request by City Manager Linda Ritter to evaluate Question #18 open space funding for the purpose of management. He further advised that the OSAC has requested an ongoing agenda item to discuss levels of service and management. Chief Giomi cautioned against making a decision based on funding available for land management. There are no guarantees the federal government will have any more funding available than the City for land management. Chief Giomi reiterated that the Humboldt-Toiyabe National Forest is the largest in the contiguous United States, and advised of the slim likelihood that the USFS will allocate significant funding toward management of lands adjacent to the City. He further advised that the USFS has historically done very little work on land adjacent to City property. The BLM has done a shaded fuel break along the entire Prison Hill area behind Conte Drive. The Fire Department partnered with the BLM to do a shaded fuel break, over the past summer, in north Carson City above Manzanita and Bonanza Drives. Member Greytak suggested emphasizing to the congressional delegation the City's commitment to protect the lands as well as to provide open space and recreational opportunities.

Discussion took place regarding possible action, and Chairperson Zimmerman entertained a motion. **Vice Chairperson Pugsley moved that parcels 1 - 40 be approved, as designated on the map presented, with the exclusion of parcel #30.** In response to a question, he advised of the intent to show parcel #33 as retained in BLM ownership. **Member Farrer seconded the motion. Motion carried 7-0.**

Chairperson Zimmerman entertained an additional motion. Following discussion, Mr. Moellendorf suggested expressing the goal for Prison Hill and building a motion around that. Additional discussion took place with regard to action. **Member Farrer moved that the City should acquire ownership of parcel 30 to be used as open space. Member McCubbin seconded the motion. Motion carried 7-0.**

Discussion took place with regard to parcels #41 and #33. **Member Pahl moved to include the private lands shown on the map, along the River corridor north and south of Silver Saddle Ranch and through the Carson Canyon, in the federal lands bill and to seek Southern Nevada Public Lands Management Act funding for their purchase. Vice Chairperson Pugsley seconded the motion. Motion carried 7-0.**

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Member Greytak moved to consider parcel #33 to be acquired by Carson City for trails, trail head parking, and public purpose and that parcel #41 be acquired for open space. Member Farrer seconded the motion. Motion carried 7-0.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:25:16) - Mr. Krahn reviewed the October 25th memo regarding the Carson River Aquatic Trail which was included in the agenda materials. Mr. Guzman reviewed the federal lands bill time table, and Mr. Krahn advised he would work with Chairperson Zimmerman regarding the next committee meeting.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:28:39) - None.

5. FUTURE AGENDA ITEMS (7:28:57) - Previously covered.

6. ACTION ON ADJOURNMENT (7:29:02) - Member McCubbin moved to adjourn the meeting at 7:29 p.m. Member Farrer seconded the motion. Motion carried 7-0.

The Minutes of the November 1, 2006 Carson River Advisory Committee meeting are so approved this _____ day of December, 2006.

CHARLES ZIMMERMAN, Chair

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A regular meeting of the Carson City Advisory Board to Manage Wildlife was scheduled for 6:00 p.m. on Monday, September 18, 2006 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Vice Chairperson Gil Yanuck
Stan Zuber
John Valley

STAFF: Vern Krahn, Park Planner
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

1. **CALL TO ORDER, DETERMINATION OF QUORUM (1-0007)** - Vice Chairperson Yanuck called the meeting to order at 6:06 p.m. A quorum was present. Chairperson Walker and Member Derley were absent.
2. **ACTION ON APPROVAL OF MINUTES - July 31, 2006 (1-0011)** - Member Zuber moved to approve the minutes. Member Valley seconded the motion. Motion carried 3-0.
3. **MODIFICATIONS TO THE AGENDA (1-0021)** - None.
4. **PUBLIC COMMENT ON NON-AGENDIZED ITEMS (1-0023)** - C.K. Baily advised of having participated in an NDOW-sponsored transfer of brook trout from Hobart Reservoir to "other waters."
5. **DISCLOSURES (1-0046)** - None.
6. **ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A REVISED PRIORITIZED LIST OF QUESTION #1 STATE OF NEVADA CONSERVATION AND RESOURCE PROTECTION GRANT PROGRAM PROJECTS - PARK PLANNER VERN KRAHN (1-0051)** - Mr. Krahn referred to the maps included in the agenda materials, and provided background information on Question #1 and development of the originally prioritized list of projects. Vice Chairperson Yanuck discussed the role of the Question #1 subcommittee in reviewing the list of Question #1 projects. Mr. Krahn reviewed the staff report and the attachments, and provided a detailed overview of the projects listed in the staff report. Vice Chairperson Yanuck discussed funding opportunities for the various projects, and called for public comment.

(1-0497) Mr. Baily advised that the Carson Fly Fishing Club was represented at some of the meetings at which the Question #1 priorities were presented. In response to a question, Mr. Krahn provided a status report on the urban fishing pond, and background information on phase 2, the urban fishing pond amenity improvements.

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In response to a question, Mr. Krahn discussed maintenance requirements for Question #1 funded projects. He advised that maintenance is provided for projects constructed with Question #18 funding. Vice Chairperson Yanuck called for additional questions or comments and, when none were forthcoming, entertained a motion. **Member Zuber moved to accept the list, as presented. Member Valley seconded the motion. Motion carried 3-0.** Mr. Krahn thanked Vice Chairperson Yanuck for his participation in the Question #1 subcommittee.

7. DISCUSSION ONLY REGARDING THE CURRENT STATUS OF THE URBAN FISHING POND PROJECT LOCATED AT THE CARSON CITY FAIRGROUNDS - PARK PLANNER VERN KRAHN (1-0635) - Mr. Krahn provided background information on this item, and reviewed the staff report. In response to a question, he reviewed amenities to be added. Mr. Baily commended the design, and Mr. Krahn reviewed the construction time table. Mr. Krahn responded to questions regarding the possibility of citizens soliciting private donations for the project. Discussion took place regarding the benefit of the fishing pond to the area. [Vice Chairperson Yanuck recessed the meeting at 7:13 p.m. and reconvened at 7:23 p.m.]

8. REPORT AND DISCUSSION OF POINTS OF INTEREST FROM THE AUGUST 4 AND 5, 2006 WILDLIFE COMMISSION MEETING (1-1250) - Vice Chairperson Yanuck advised that Chairperson Walker had attended the commission meeting. He referred to the draft commission minutes included in the agenda materials, and provided an overview of the same. Commissioner Robb provided an overview of a presentation made by a Wildlife Services representative regarding the effects of the Elko wild fires. He advised that funding had been allocated for proactive predator management in the Elko area. He further advised that NDOW had released additional antelope tags in area 6. He anticipates a similar release of additional tags for mule deer. In response to a question, he advised that NDOW funding and outside funding sources will be used to fund a mule deer transplant.

9. ADVISORY BOARD TO MANAGE WILDLIFE CONSENT AGENDA. All matters listed under the Consent Agenda are agendaized for the September 22 and 23, 2006 Wildlife Commission meeting and may be acted upon by the Advisory Board to Manage Wildlife with one action and without extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda and acted upon separately during this meeting (1-1465) - Vice Chairperson Yanuck pulled item 9-E from the agenda. He referred to supplemental information, distributed to the board members prior to the start of the meeting, regarding NDOW's budget. (1-2372) **Member Zuber moved to accept the remainder of the consent agenda. Member Valley seconded the motion. Motion carried 3-0.**

9-A. ACTION REGARDING 2007 COMMISSION MEETING SCHEDULE AND COMMITTEE ASSIGNMENTS - ACTING SECRETARY DOUG HUNT. In accordance with NRS 501.177 and Commission Policy #1, the Commission will be asked to approve a schedule of meetings and locations for 2007. The Chairman may adjust committee assignments and committee charters or create new committees.

9-B. ACTION REGARDING PREDATOR MANAGEMENT PLAN FOR FISCAL YEAR 2007 - COMMISSIONER BENTLEY. The Commission will consider approval of funds to support and enhance Game Bureau cooperation and coordination with USDA Wildlife Services in implementation of approved predation management projects. Support materials for this item were distributed in preparation for the August Board of Wildlife Commissioners meeting.

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9-C. ACTION REGARDING MULE DEER MANAGEMENT PLAN - CHAIRMAN MacKENZIE. The Commission will consider adoption of the Mule Deer Management Plan developed by the Mule Deer Species Policy Plan Committee.

9-D. ACTION REGARDING BIENNIAL BUDGET. The draft Department budget for fiscal years 2008 / 2009 will be presented to the Commission for review and recommendation in accordance with NRS 501.337(6).

9-E. ACTION REGARDING MULTIPLE BIG GAME TAGS - COMMISSIONER ROBB. The Commission will continue discussions regarding applicants drawing more than one tag in a hunt year and may provide direction for regulatory change (1-1528) - Vice Chairperson Yanuck provided background information on this item. Commissioner Jack Robb distributed to the board members, staff, and the citizens present a written proposal and interim results for the big game draw in 2006. He provided background information on his proposal and reviewed the distributed materials. Discussion followed, and Vice Chairperson Yanuck thanked Commissioner Robb for his presentation. Commissioner Robb responded to questions regarding the committee being formed to address the proposal. In response to a question, he explained the process associated with applying for a partnership in wildlife tag.

9-F. ACTION REGARDING DIRECTOR/SECRETARY - COMMISSIONER McNINCH. The Commission will hear a report and recommendation from the Search Committee.

9-G. ACTION REGARDING CONGRESSIONAL FUNDING FOR WILDFIRE REHABILITATION - COMMISSIONER RIORDAN. The Commission will hear a report on the effect of wildfire in Elko County and may support a proposal to seek congressional funding to rehabilitate burned range lands.

9-H. ACTION REGARDING FUTURE COMMISSION MEETING - ACTING DIRECTOR DOUG HUNT. The next Commission meeting is scheduled for November 17 and 18, 2006 in Las Vegas. The Commission will review potential agenda items for that meeting.

10. DISCUSSION REGARDING INFORMATIONAL REPORTS TO BE PRESENTED AT THE SEPTEMBER 22 AND 23, 2006 WILDLIFE COMMISSION MEETING. A report and additional detail on each of the following informational items will be provided by a Nevada Department of Wildlife representative or a Wildlife Commissioner at the upcoming Commission meeting.

10-A. CORRESPONDENCE - ACTING SECRETARY DOUG HUNT. The Commission will review and may discuss written items sent or received by the Commission since the last regular meeting.

10-B. LANDOWNER INCENTIVE PROGRAM ("LIP") - CONNIE LEE

10-C. WILD FIRE UPDATE - DAVE PULLIAM

10-D. ELK INCENTIVE TAG APPLICATION REQUIREMENTS - RUSS MASON

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10-E. OPEN GATES INITIATIVE - RUSS MASON

10-F. LAKE MEAD HATCHERY - RICH HASKINS (1-2382) - In response to a question, Commissioner Robb advised that the wildlife commission toured the hatchery last November. He described the hatchery as "state-of-the-art." He advised that the commission is looking into an increase in operational costs associated with the hatchery. Discussion followed.

10-G. WILD HORSE AND BURRO MANAGEMENT UPDATE - DAVE PULLIAM

10-H. SOUTHERN NEVADA WATER AUTHORITY WATER TRANSFER PROJECT EIS UPDATE - DAVE PULLIAM

10-I. DEPARTMENT ACTIVITIES - ACTING DIRECTOR DOUG HUNT

10-J. LITIGATION REPORT - DEPUTY ATTORNEY GENERAL DAVID NEWTON

10-K. NEVADA WILDLIFE DATA SYSTEM UPDATE - ACTING DIRECTOR DOUG HUNT

10-L. ADMINISTRATIVE PROCEDURES AND REGULATION COMMITTEE - COMMISSIONER LURIE

10-M. CLARK COUNTY SHOOTING PARK - COMMISSIONER LURIE

10-N. SAGE GROUSE - COMMISSIONER McNINCH

11. DISCUSSION TO DEVELOP A LIST OF ATTRIBUTES AND/OR WORK EXPERIENCES RELATED TO SELECTION OF THE NEW NDOW DIRECTOR; POSSIBLE ACTION TO FORWARD THE LIST TO THE WILDLIFE COMMISSION SEARCH COMMITTEE FOR CONSIDERATION AT THEIR SEPTEMBER 21ST MEETING (1-2617) - Vice Chairperson Yanuck provided background information on this item, and noted the commission meeting scheduled for December 7 and 8, 2006 for the purpose of conducting interviews. He reviewed the commission agenda materials pertinent to this item. He noted that NDOW apparently does not promote from within nor would relocation expenses be paid for a qualified candidate. He indicated an intent to attend the December 7 and 8 meetings to at least listen to the interview process, and to provide input given the opportunity. He solicited input from the board members and citizens present with regard to qualifications and experience. Comments included the importance of progressive experience with wildlife, sportsmen and non-sportsmen, and administration; extensive public interaction; experience with funding issues and special interest groups; and credibility. Discussion took place with regard to the appointment process in conjunction with election of a new governor. Vice Chairperson Yanuck noted the importance of people skills, and Member Valley discussed the importance of a candidate which "fits the needs of Nevada." He suggested recommending to the search committee to encourage current NDOW employees to apply.

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12. DISCUSSION AND POSSIBLE ACTION REGARDING LEGISLATION PROPOSED BY COMMISSIONER JIM JEFFRESS (1-3398) - Vice Chairperson Yanuck reviewed the pertinent agenda materials. In response to a question, Member Zuber discussed his law enforcement responsibilities in conjunction with Commissioner Jeffress' law enforcement proposal. He discussed the function and responsibilities of law enforcement personnel in the State of Oregon. Discussion took place regarding Commissioner Jeffress' other proposals, copies of which were included in the agenda materials.

13. REPORT ON NEVADA SAGE GROUSE CONSERVATION TEAM - GIL YANUCK (2-0319) - Vice Chairperson Yanuck reviewed the status reports included in the agenda materials. He advised of a sage grouse conservation team meeting scheduled for September 21st in Winnemucca.

14. DISCUSSION REGARDING BUDGET REPORT - GIL YANUCK (2-0357) - Vice Chairperson Yanuck noted that funding would be allocated to reimburse the board member attending the upcoming commission meeting in Eureka.

15. DISCUSSION AND POSSIBLE ACTION REGARDING BOARD MEMBER COMMITMENTS TO UPCOMING WILDLIFE COMMISSION MEETINGS (2-0363) - Vice Chairperson Yanuck advised that he would be attending the upcoming Wildlife Commission meeting in Eureka in Member Derley's place. He requested the board members to consider attending the November 17 and 18 commission meeting in Las Vegas, and advised that discussion would take place at the next meeting. In light of the purpose for the December 7 and 8 commission meeting, Vice Chairperson Yanuck advised there may be no need for a corresponding advisory board meeting.

16. DISCUSSION AND ACTION TO SCHEDULE NEXT CCABMW MEETING. The next meeting of the Wildlife Commission is scheduled for November 17 and 18, 2006 in Las Vegas. The next CCABMW meeting is tentatively scheduled for Monday, November 13, 2006 (2-0435) - Consensus of the Board was to schedule the meeting for Monday, November 13th.

17. COMMENTS AND STATUS REPORTS FROM STAFF (2-0455) - None.

18. DISCUSSION ONLY REGARDING FUTURE AGENDA ITEMS (2-0456) - None.

19. ACTION ON ADJOURNMENT (2-0633) - Member Valley moved to adjourn the meeting at 9:29 p.m. Member Zuber seconded the motion. Motion carried 3-0.

The Minutes of the September 18, 2006 Carson City Advisory Board to Manage Wildlife meeting are so approved this _____ day of November, 2006.

STEVEN R. WALKER, Chair

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, September 19, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Donna Curtis
John Felesina
Tom Keeton
Pete Livermore
John McKenna
Glenn Tierney

STAFF: Roger Moellendorf, Parks and Recreation Director
Scott Fahrenbruch, Parks and Recreation Director of Operations
Vern Krahn, Park Planner
Larry Werner, City Engineer
Stacey Giomi, Fire Chief
Walter Sullivan, Planning and Community Development Director
Mary-Margaret Madden, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (5:31:13) - Chairperson Curtis called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Vice Chairperson Hoffman and Commissioners Bauman and Davis were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:31:50) - None.

1. ACTION ON APPROVAL OF MINUTES - August 15, 2006 (5:32:20) - Commissioner Livermore moved to approve the minutes, as presented. Commissioner Keeton seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (5:32:10) - None.

3. AGENDA ITEMS:

3-A. PRESENTATION AND DISCUSSION ONLY REGARDING A PROPOSED NEW SHOOTING FACILITY EAST OF DEER RUN ROAD IN CARSON CITY (5:32:48) - Chairperson Curtis introduced this item, and provided an overview of the format by which it would be presented and public comment addressed. Mr. Moellendorf reviewed the staff report.

(5:35:54) Dennis Crabb, a member of the Capitol City Gun Club ("CCGC") and Volunteer Coordinator for transfer of the facility, provided background information on the Capitol City Shooting Sports Alliance and possible transfer of the facility. He narrated a Power Point presentation, copies of which were included in the commissioners' agenda materials, which included discussion of immediate and long-term goals, commitments and vision, and community benefits. He advised that a sign up sheet would be circulated

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through the audience, with the intent of scheduling a series of neighborhood meetings. He narrated photographs of the existing site, and conceptual photographs of a facility clubhouse. He emphasized the conceptual nature of the plan.

(5:43:54) J.R. Hildebrand, representing the Capitol City Shooting Sports Alliance, reviewed the conceptual site plan which was displayed in the meeting room. He advised of important site considerations, including gun safety, impact to existing neighbors, and maximizing land use to accommodate as many facilities as possible for the benefit of the entire community. He emphasized that the displayed site plan was "the initial thought." He reviewed the displayed site plan, and pointed out and described the following elements: access; the proposed archery area; the proposed parking area; the proposed clubhouse location which would include a pro shop, a restaurant, and an indoor pistol range; the proposed location for two five-stand fields; the proposed location for a sporting clays field; a proposed paint ball facility; proposed helice fields; and a proposed rifle facility.

Mr. Crabb referred to a conceptual cross-section which showed topography of the site. He reviewed the "next steps" to support and assist with transfer of the facility; to meet with neighbors, City staff, advisory committee members, and other interested parties to identify issues raised by the proposed site plan and to attempt to resolve those issues; and to devise workable mitigation and funding strategies for construction and maintenance. He circulated the sign up sheet through the audience. He introduced CCGC Manager Dave Fiedler and Board Member Paul Laird.

Commissioner Keeton inquired as to utilities at the site. Mr. Hildebrand advised of a power line at the site but that there is no water. Commissioner Keeton expressed the opinion that the design was favorable to the shotgun shooters "and everybody else can take second place." He expressed the further opinion that the design was "not necessarily acceptable" to rifle shooters. He advised of having driven in the area and expressed the opinion that the road will be washed out "half the time." He expressed the opinion that the proposed plan would provide less for the rifle shooters than what is presently available. He compared the proposed rifle range to the existing range. He expressed the opinion that some pistol shooters may prefer to be outside. He expressed concern over safety accommodations in consideration of weapon ranges. Mr. Crabb expressed appreciation for the input. He advised of having attempted to establish an ongoing relationship with everyone involved to ensure that the proposed design is not only as good as what presently exists but better "from everybody's standpoint. If that means rearranging the site plan, so be it." Commissioner Keeton expressed the opinion that the proposal "is not even equal." He expressed concern over the potential for property damage as cars drive by the paint ball range to access the rifle range. He reiterated that the road is "impossible to work with at this point and will take a very long time to get done." He expressed the opinion that most of the amenities could not be considered until power and water are available. He suggested cutting a road through from the existing rifle range to the proposed new rifle range.

Commissioner Livermore noted that the rifle range had been moved three or four times over the years, always to a location that was subject to future relocation. He agreed with Commissioner Keeton's comments, and discussed access issues associated with the existing rifle range. He expressed concern over safety, fire, and litter. He suggested paintball may be more of a fad.

Commissioner McKenna expressed the opinion that Carson City needs a first-class shooting facility, and agreed it could generate revenue. He advised that the School District is supportive of shooting sports. The NJROTC shooting team is nationally recognized. Commissioner McKenna agreed that shooting deserves

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a place in the City's recreational scheme. He expressed the opinion that the real question is over the location of a shooting facility; that it should not be on the east side of town, especially in the wild horse area and near residences. He expressed the further opinion that the shooting facility should be in the Centennial Park area.

Commissioner Felesina agreed with Commissioner McKenna's comments. He advised of having considered the location "just over the ridge from Centennial Park" as a potential location for the shooting facility. He expressed a preference for leaving the subject area open for anyone to access. He agreed that the City needs a shooting facility, but expressed concerns over raising sufficient funding to develop the facility and no outdoor pistol range.

Commissioner Tierney noted that most of the comments didn't have much to do with the proximity of the proposed facility to residences "and the residential type and flavor of life in the area." He agreed with concerns expressed by Commissioner Keeton and other commissioners over the rifle range oriented toward the clubhouse area. He advised of having driven to the area earlier in the day and of walking along the ridge to study the proposed design. In response to a question, Mr. Hildebrand explained helice.

Chairperson Curtis noted that the parks and recreation master plan element references a coordinated shooting facility. She inquired as to whether other sites had been considered. Mr. Crabb advised that original discussions with staff indicated the proposed location. He acknowledged the area would have to be fenced from a safety standpoint. The site would be accessible, "just not in the same way that it is now." In response to a question, Mr. Crabb advised of the concept to keep the various ranges at least a half mile away from existing residences. The concept would be refined during the neighborhood meetings. In response to a further question, Mr. Crabb advised that no funding mechanism had yet been identified. He acknowledged the project would require a great deal of funding. The underlying assumption is that the existing gun club would be sold, the land transferred to Carson City, and a portion of the proceeds from the sale would be used to construct the new facility. Maintenance funding would be generated from site operations. If the concept moves forward, it would be incumbent upon the club to produce a financing plan.

In response to a question regarding topography, Chief Giomi reminded the commissioners that the proposed plan is "somewhere between an idea and a concept." Because it is so nebulous, he was unable to comment on any specifics. Generally speaking, Chief Giomi advised that a great deal of review would be required from the Planning and Engineering Divisions, the Fire and Health Departments, and from law enforcement. In response to a comment, Chief Giomi advised that fire access would require using one of the specialty vehicles designed for fighting wild land fires.

Commissioner Keeton reminded the commissioners that there is presently free access to the rifle and pistol ranges. In response to a question, Mr. Moellendorf explained the proposal to include the land upon which the trap facility is located in the federal lands bill. Commissioner McKenna expressed a preference for limiting the discussion to whether the land should be included in the federal lands bill and, if so, what should be done with it. He suggested acquiring the land for open space and designating a separate location for the shooting sports facility. He emphasized the need for a high quality shooting facility, and agreed that it will generate revenue. He discussed experiences at shooting facilities in other states.

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Mr. Crabb responded to questions regarding the time table associated with development of the shooting facility. Commissioner Livermore advised that the development would not happen "overnight." Mr. Crabb agreed that the purpose of the agenda item was not approval of a shooting facility in the subject location. He acknowledged an understanding of the public and permitting process associated with any such development. Chairperson Curtis provided direction with regard to public comment, and opened this item.

(6:25:45) Eddie Mayo, 115 South Deer Run Road, advised of having lived at his residence for 25 years and in Carson City for 37 years. He provided an overview of his presentation. He expressed support for the City's quest for a new shooting range site, but disagreement with the proposed site. He advised of having attended the August 3rd and August 21st Open Space Advisory Committee meetings. In response to a question, Mr. Moellendorf was unaware as to the origin of the proposal to consolidate the various shooting ranges at the subject location. In response to a further question, Mr. Moellendorf explained the partnership agreement between the City and the CCGC. In response to an additional question, he advised that the City paid for the property approximately ten years ago, in partnership with the Nevada Department of Wildlife, through a Pittman-Robertson grant. Commissioner Livermore advised that several residential construction tax allocations were applied to the facility over a period of years. In response to a question, Mr. Moellendorf advised that the site is proposed to be identified on the lands bill map for purpose of recreation and / or a shooting sports facility. He agreed with Chief Giomi's characterization of the proposal as "somewhere between an idea and a concept." He advised that the proposed plan presented by the CCGC representatives was also conceptual.

Mr. Mayo advised that he was very upset the City would consider a shooting range facility within one-half mile of a residential area. He further advised he is able to hear shooting activities from the range that is one mile and a half from his residence. He advised of being upset that the proposal "has got this far without any discussion with the residents of the area." He expressed the opinion that it was the responsibility of those proposing the facility to have visited with the residents. Commissioner Livermore advised this was the first time he had heard the proposal. Mr. Mayo advised that current Bureau of Land Management plans for the area call for open space and multiple-use recreation. The area is used by "walkers, runners, mountain bikers, horseback riders, dog walkers and dog drivers, ATVs, motorcycles, sight seers, family outings." Mr. Mayo expressed the opinion that shooting facilities are single-use recreation and "will eliminate all other uses." He advised that the area is deer and wild horse habitat, and is not "a wasteland" or "an unoccupied space." "It is a wonderful piece of open space that the public has been using for many years." Mr. Mayo described his experiences as a resident of the area over the past 25 years. He described wildlife in the area, circulated photographs among the commissioners, and narrated the same. He expressed concerns over fire. He expressed the opinion that approving the area for a shooting range will turn it into a wasteland. He requested the commission to recommend to the Board of Supervisors to reject the use of this area for a shooting range and to seek another site; and to remove the public lands in the Pinion Hills area from the federal lands bill. He advised that the subject area is already occupied and used as a recreational site. The proposed use is unsafe because of bullets and fire, irritating because of noise, lowers property values, adversely affects the residents' quality of life, and usurps the community's right to historic use. He offered to conduct a tour of the area for the commissioners. In response to a question, Mr. Mayo expressed a preference for the property to remain in Bureau of Land Management control. In response to a further question, he advised of no problem with shooting sports provided they are conducted safely and in the proper location.

(6:41:59) Mark Hunstiger, 101 Deer Run Road, advised that he is a neighbor of Mr. Mayo's. He further advised that the proposed shotgun range appears to be roughly 1800 feet from his bedroom window. He described the area of Deer Run Road as a "natural amphitheater." He described the distances between his

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property and the existing shotgun and rifle ranges. He advised that he is a member of the National Rifle Association, a hunter, a fisherman, a retired police officer and firearms trainer. He noted that the subject area is residential in nature. His home was built over 30 years ago. The quietness of the area is "one of the great values" to his property. He expressed concern over the noise associated with the proposed facility. In response to a question, he advised of not knowing enough about either agency to express an opinion with regard to the property remaining in BLM control or being transferred to City control. He deferred to Mr. Mayo's opinion.

(6:46:00) Eddie Melendy, 1650 Deer Run Road, expressed concern over additional traffic in the area and discussed traffic safety issues associated with the intersection of Deer Run Road and Laurel. He expressed concern over automobiles with guns and ammunition driving through a residential area. He discussed concerns over fire safety.

(6:47:40) Jeanne McCraw, 1677 Quail Lane, advised of having been a resident of the area for 39 years. She described her family relationships and advised that she and her children ride horses in the area every day. She agreed with concerns over existing traffic issues in the area, and expressed concern over additional traffic. She is a retired firearms instructor from the Nevada Department of Public Safety. She expressed concern over lead issues associated with wildlife in the area. She expressed support for a shooting facility, and advised she is a hunter and fisherperson. She owns firearms, but expressed opposition to the proposed location because of children, animals, and fire safety concerns.

(6:50:05) Merlyn Paine, a twelve-year resident of the Pinion Hills area, circulated maps among the Commissioners. She advised that the Pinion Hills area has over 200 homes. She agreed the area is a natural amphitheater. She advised of being able to hear the noise from the existing shooting facilities. She expressed concern over the "one way in / one way out" access to the canyon, and blocking access to the River. She narrated the maps. She discussed concerns over fire, water access, insurance, and wind. She expressed support for a shooting facility. She requested an alternative site and that the subject property be removed from the lands bill. She expressed a preference for the land to remain under BLM control.

(7:02:44) CCGC Manager Dave Fiedler advised the proposal is for a state-of-the-art facility "where there is no clear sky." He expressed an interest in input from other sport shooters. He advised that a great deal of research has been conducted with the NSSF. He explained the "no clear sky" design and responded to questions regarding concerns over ricocheting bullets. He discussed design of the facility to address concerns over noise, fire, and water.

(7:07:20) Ken Watters, a CCGC member, advised that the CCGC is a "very highly organized and regulated shooting facility that engages only in shotgun sports." He advised of the need for a great deal of input from other recreational shooters. He expressed appreciation for Commissioner McKenna's support of a regional shooting facility.

(7:09:17) Scott Dutcher, 1310 South Deer Run Road, described how his family uses the subject area. He expressed support for the operations at the existing gun club, archery and shooting facilities. He expressed support for City acquisition of the subject property to be used as open space. He expressed concern over the Deer Run Road, Pinion Hills, and Mexican Dam areas which are clearly posted against shooting firearms within a certain distance of the river. He inquired as to how the proposed use would fit with the City's ordinance. Mr. Moellendorf advised that if the proposal moves forward at the subject location, it will be submitted to an extensive and exhaustive permitting process, which will consider areas where shooting is allowed within the City limits. Mr. Dutcher inquired as to the extraordinary merits of the

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proposal to set aside a City ordinance. Mr. Moellendorf expressed the belief that the strength of the proposal represents an effort to combine all types of shooting activities to create a multi-use facility with regional and national attraction. Mr. Dutcher expressed the belief that the reason for the City's ordinance against shooting in residential areas is public safety. He noted that the area is residential in nature. He expressed the opinion that if the gun club is truly concerned about safety, such a facility would not be proposed for a residential area or near the River.

(7:12:28) Marsha Burgess, a resident of the Pinion Hills area for over 40 years, advised of having raised her family in the area and of having used it for recreation over the years. She expressed support for her neighbors' concerns. She advised of having served on the Northern Nevada Railroad Foundation for the last twelve years. She discussed funding allocated to the railroad project, and advised that it will "bring over 400,000 riders per year" representing a great economic benefit to the City. She expressed opposition to putting the "V&T ridership in jeopardy because of a gun club or perceived shots being heard around the railroad." She expressed the opinion that the railroad project needs to be considered in association with other facilities in the area.

(7:13:57) Vice President of the Carson Rifle and Pistol Club Chris Hill provided background information on his club. He advised of not knowing "who the Capitol City Shooting Sports Alliance is." He expressed concern and advised that the Carson Rifle and Pistol Club serves as the steward of the existing rifle range. He agreed with Commissioner Keeton regarding the infeasibility of a rifle range "down in that canyon." He expressed concern over the proposal because of never having been consulted. He expressed the understanding that the rifle range is secure for its present use. He expressed a preference for staying in the present location. He expressed a willingness to work with other shooting clubs to identify a central location suitable to everybody.

In response to a question, Mr. Fiedler discussed attempts to contact representatives of other shooting clubs. He requested contact information from Mr. Hill.

(7:17:09) Brian Doyal, an "access advocate", expressed concern over the proposal in that it would close existing trails. He requested that if the land is acquired by the City, it remain in open space.

(7:17:52) Betty Kelly circulated photographs of wild horses which use the area. She expressed a preference for the land to remain in BLM control.

(7:20:11) Kirby Nish, 6230 Pursia Road, advised that he purchased his home over thirty years ago, because of the residential character of the neighborhood. He expressed the opinion that residents of the area oppose the location for the proposed shooting facility. He suggested that zoning is the "striking" issue, and that the proposed facility is in "glaring contrast" to the residential area in the "fringe of the county." He discussed the compact growth theme of the comprehensive master plan in recognition of the freeway bypass. He expressed concern over emergency service access, and reiterated his opposition to the proposed location of the shooting facility.

In response to a question, Mr. Moellendorf advised that the subject property is designated as BLM open space in the comprehensive master plan. Two pathways are designated for the perimeter of the property in the unified pathways master plan element.

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(7:26:19) Bill Fergus, Christmas Tree Drive, expressed the opinion that professional assistance is needed to determine an appropriate location for the shooting facility. He advised that the WNCC baseball facility is near his residence, and suggested "there is no reason ... our City can't find some sort of facility that serves this community in a way that is not offensive to the neighbors." He described his recreational use of the subject property, and discussed inappropriate uses of the land. He suggested there should be alternatives to the proposed location.

(7:28:55) Jocelyne Helzer advised of having lived at her residence on Deer Run Road for thirteen years, and described her recreational use of the Pinion Hills area. She read prepared comments into the record. She encouraged the commissioners to walk along the power line road, the western edge of the proposed site to see for themselves "one of the most gorgeous panoramic viewpoints in Carson City." She expressed the opinion that the best and highest use of the area is "open recreational space to be protected and enjoyed by everyone." She suggested the area may be appropriate for a rim trail in the future. She expressed the opinion that "noise is an extremely important issue," and pointed out that the freeway bypass "had to meet noise standards." She advised of "ongoing complaints from the residents near the training facility at the south end of town." She expressed the opinion that the "sharp, erratic, frightening pop of bullets would destroy our quality of life." She expressed concerns over safety, and stated that the proposal is reckless. She expressed the opinion that using the lands bill for "a group to relocate their club and to build a restaurant sets a bad precedent." She requested the commissioners to consider the residents' continued peace, safety and use of the Pinion Hills, to recommend to the Board of Supervisors that Deer Run Road be eliminated from the lands bill, and to seek an appropriate shooting facility site. She noted the Open Space Advisory Committee's charge "to preserve and protect the quality of the natural environment," and expressed the hope that they would consider this issue again and make a similar recommendation.

Chairperson Curtis advised that the federal lands bill would be agendaized for review at the October 17th commission meeting. In response to a question, Mr. Moellendorf expressed the belief that, based upon the commissioners' and public testimony, the plan needs some work. Dialogue needs to take place between the various recreational shooters. Mr. Moellendorf agreed that a first-rate shooting facility is needed which can accommodate all forms of recreational shooting. He further agreed that such a facility would be a valuable community asset, including economic development in terms of regional and even national tournaments. He expressed the belief that the residents' concerns must be carefully considered. He reviewed the various issues over the proposed design, fire safety, access, etc., and advised that they will have to be addressed. He emphasized that the proposal is not a "done deal," but a plan brought forward by the Carson City Shooting Alliance for the purpose of discussion with the commission and to receive input.

In response to Chairperson Curtis' request for input from the commissioners, Ms. Madden cautioned the commission against deliberation toward a decision on an item which was not agendaized for action. In response to a question, Mr. Moellendorf suggested that the citizens continue to contact staff and elected officials to make their opinions known. He reiterated that the entire federal lands bill would be agendaized for the October 17th commission meeting. He provided contact information for the local officials. Commissioner Keeton thanked the Carson City Shooting Alliance representatives for their presentation. Commissioner Livermore thanked the citizens for their attendance and participation. Chairperson Curtis recessed the meeting at 7:43 p.m. and reconvened at 7:53 p.m.

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, October 3, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Donna Curtis
Vice Chairperson Michael Hoffman
Sam Bauman
John Felesina
Tom Keeton
Pete Livermore
John McKenna
Glenn Tierney

STAFF: Linda Ritter, City Manager
Roger Moellendorf, Parks and Recreation Department Director
Scott Fahrenbruch, Parks and Recreation Director of Operations
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Lee Plemel, Principal Planner
Mary-Margaret Madden, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF A QUORUM (5:30:00) - Chairperson Curtis called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Chairperson Curtis advised that Commissioner Davis had submitted his resignation.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:30:29) - None.

1. **ACTION ON APPROVAL OF MINUTES - September 5, 2006 (5:30:49)** - Commissioner Keeton moved to approve the minutes, as submitted. Commissioner Livermore seconded the motion. Motion carried 8-0.

2. **MODIFICATIONS TO THE AGENDA (5:31:07)** - None.

3. **AGENDA ITEMS:**

3-A. **ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO INCLUDE BUREAU OF LAND MANAGEMENT PROPERTY, KNOWN AS THE SILVER SADDLE RANCH AND CARSON RIVER PARK, IN THE CITY'S FEDERAL LANDS BILL TO BE DEVELOPED AS A REGIONAL PARK (5:31:16)** - Chairperson Curtis introduced this item. Mr. Moellendorf provided an overview of the item, and reviewed the staff report. Mr. Guzman noted the purpose of the federal lands bill to facilitate transfer of properties and, in the larger sense, the City "taking care of its own destiny." He

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Mr. Krahn provided background information on the comprehensive master plan and the parks and recreation master plan element. He pointed out that the federal lands bill isn't proposed "out of a vacuum." The needs of the community have been considered into the future, and are reflected in the comprehensive and parks and recreation master plans. Mr. Krahn pointed out, on a displayed map, the Silver Saddle Ranch, the Edmonds Sports Complex, and Carson River Park. He described the amenities of the Rancho San Rafael and Bartley Ranch parks in Washoe County. He oriented the commissioners and citizens to the location of the Silver Saddle Ranch using a displayed map. He discussed the opportunity, in conjunction with open space acquisitions and the federal lands bill, to acquire properties along the Carson River to facilitate access and to provide for flood plain protection / management. He discussed unique recreational opportunities, creation of wetland habitat, trails opportunities, and access to Prison Hill and the Pine Nut Mountains.

Mr. Krahn reviewed the Proposal for Silver Saddle Regional Park, Exhibit B to the staff report. Commissioner Livermore commended Mr. Krahn on his vision, and provided historic information on the Silver Saddle Ranch. He noted the public input over the years to preserve and protect open space. He expressed the opinion that the proposal represents a "fabulous" vision, although the process may be "painful." He agreed with earlier comments that nothing can happen if the City doesn't own the property, and discussed public opportunities for the land. Commissioner McKenna reiterated his skepticism and expressed concern over who to trust more, the City or the federal agencies. He advised that the subject property is presently protected "because Carson City cannot do anything there." He expressed no problem with the City taking ownership of the property if it will be protected. He expressed opposition to the possibility of developing the area. Commissioner Bauman expressed the opinion there should be no concern over development; that such a regional park would bring more utilization to an underutilized area. Chairperson Curtis recalled the master plan process included such proposals for the Silver Saddle Ranch. She discussed various amenities, and expressed concern that an environmental impact statement would most likely not be required. She commented that the Silver Saddle Ranch is one of few places in the area which has easily accessible, natural environment. She discussed the area's ecological and historic value, and expressed concern that although the proposal is presented as a concept, it is "in black and white."

Commissioner Felesina inquired as to what the BLM could do with the property if the land is not included in the lands bill. Mr. Guzman advised that the City would continue to work with the BLM to manage the property. The Friends of the Silver Saddle Ranch ("FOSSR") have been working on a plan to provide for more facilities. Mr. Guzman listed current uses and advised they will continue. Acquisition of the property would provide a unique opportunity for a City-operated, regional facility which could bring more people to the site. Mr. Guzman advised that careful consideration will have to be given to balancing the ecological and environmental needs of the area with providing for recreation. In response to a further question, he advised that the BLM could do what they wanted with the property. He expressed the belief that a more legitimate concern is level of activities and management, and the ability to implement a diversity of uses. He advised that the BLM is not in the business of providing for regional park facilities. They have been very accommodating in working with the City to allow as much activity as possible within the parameters of the law. Commissioner Felesina expressed concern over "changing times." Mr. Krahn advised that he and Mr. Guzman had served on the planning team for the Silver Saddle Ranch, and provided background information with regard to the same. Commissioner Keeton commended staff on the proposal. He expressed a preference for dealing with City government rather than the federal government. He agreed that the proposal is a long way from a final product but expressed the belief that it is a good start. Commissioner McKenna expressed an interest in public comment, and Chairperson Curtis opened this item.

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advised that the federal lands bill proposal will include approximately 37 parcels, including the subject parcels. He discussed the purpose for including the Silver Saddle Ranch and Carson River Park in the federal lands bill. He advised of Senator Reid's interest in designating the Silver Saddle Ranch as the centerpiece of the legislation. He further advised that the parcel previously designated for a regional shooting range will not be pursued. He discussed the Open Space Advisory Committee's disagreement with the proposal to exchange Carson City-owned lands on the west side of town.

In response to a question, Mr. Guzman advised there are several of the 37 parcels slated for recreational use; however, only the subject parcels are to be designated as a regional park. In response to a question, he advised that clear title of the land occupied by the existing shooting facility will be requested from the federal government. The monies will be used to investigate the possibility of developing a regional shooting facility in partnership with adjacent counties in a location that is "acceptable to more people."

Commissioner McKenna expressed concern over the fast track of the federal lands bill, and inquired as to a time line. He further inquired as to what protections the community has "that the City, in the future, will do with this property what they say they're going to do with it now." He inquired as to whether the federal lands bill represents a "comprehensive, cohesive plan that the community is driving or ... some politician's legacy ..." Ms. Ritter advised of having been in conversations with the congressional delegation over a federal lands bill for some time. The congressional delegation is encouraging representatives of every Nevada county to pursue a lands bill. Ms. Ritter emphasized that design of a regional park is "way down the road." The property must first be secured by means of the federal lands bill. Ms. Ritter advised of discussions, with Senator Reid and his staff, of the possibility of obtaining planning funding. With regard to protections, she advised that the properties will be deed restricted to the uses proposed in the lands bill. In response to a further question, she advised that some of the properties to be included in the federal lands bill will be designated for utilities. Commissioner McKenna expressed skepticism over the proposal, and noted the City "can do whatever they want" with City property. Mr. Guzman agreed that the question is more general. The vision for the land will be the subject of "many more" community meetings. Mr. Moellendorf advised that planning for the property will be more detailed. He advised of having been requested, by Senator Reid's staff, to submit the lands bill maps by November. He reminded the commissioners of the fundamental question whether to include the subject property in the federal lands bill as a regional park.

Commissioner Livermore provided historic information on the BLM's acquisition of the property. He commented the property represents a resource, and that recreational resources are scarce. Mr. Guzman acknowledged that the subject property is within Carson City limits. In response to a further question, he advised that the V&T Railway does not run through the property. Vice Chairperson Hoffman inquired as to sufficient resources to maintain the property. Ms. Ritter advised this was the reason for having Resource Concepts, Inc. ("RCI") conduct a study of each property to determine maintenance responsibilities. Cost benefit has to be determined with regard to acquisition. Mr. Krahn advised that not all the properties will be new to the City. The Edmonds Sports Complex and Centennial Park are included in the proposal. Commissioner McKenna inquired as to the possibility of leaving the Silver Saddle Ranch / Carson River Park exactly as they are. Ms. Ritter advised that this will be part of the planning process which follows acquisition of the property.

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(6:34:38) Brian Doyal, an access advocate, expressed concern over City ownership because of a "horrible record" regarding OHV access. He noted that the federal lands bill represents "millions of dollars worth of land" which won't be gifted "whenever you want it." He expressed the belief that the local government would be the better entity to manage the land. He advised that 28% of the City's residents have OHVs "but we've now ... basically kicked them out of the west side and we're working our way east." He expressed the hope that OHV riders will be taken into account.

(6:36:42) Pete Hansel expressed agreement with Commissioner McKenna's opinion regarding the more appropriate agency to manage the land. He expressed the understanding that the federal government will be losing resources, and encouraged the City to move forward with acquiring the land. With regard to the proposal, he expressed concern over things which are in "black and white" becoming the target which needs to be moved rather than that which is moved toward. He expressed a preference toward leaving the plan as a "blank sheet." He suggested developing near the road and leaving the wild space as it is.

(6:38:19) Mike Torvinen, representing the Carson City Equestrian Alliance, expressed agreement with Commissioner Keeton's comments regarding "the ranch staying the ranch." He discussed extensive use of the area by equestrians, and the non-motorized, shared crossing for the freeway which "ties in tremendously to this area." He advised that the Open Space Program is contributing funding toward the shared crossing as "seed money." He commented that non-motorized, shared use of the park is "a tremendous asset to the community and needs to be preserved and kept in the forefront of the plan wherever it goes." He expressed a preference for open space, shared use, and natural settings.

(6:40:00) Mark Kimbrough provided historic information on the Carson River Advisory Committee and the Silver Saddle Ranch, and background information on his career in parks and recreation. He referred to the Silver Saddle Ranch as "a diamond in the rough." He advised that an environmental assessment has already been done. He provided background information on BLM management changes which resulted in the City not being involved in the Silver Saddle Ranch any longer. He noted the original vision for the Silver Saddle Ranch was based on a partnership between the City and the BLM. He further noted the BLM's focus on resource management which has very little to do with people. Mr. Kimbrough advised that he is a resident of the Carson River area, and that he drives by the Silver Saddle Ranch several times a day. He expressed disappointment over poor management of the facility. He advised that a key concern on the River "from day one" was safety. "That hasn't been changed there. You are not safe on some parts of that River at certain times of the day. They have not brought a level of improvement to enhance that." Mr. Kimbrough discussed budget cuts at the BLM which have had a profound effect on recreation. He expressed the opinion the BLM does not have the ability to manage the property as well as the City. He noted the importance of sufficient funding for maintenance. He further noted the benefit of the FOSSR which can acquire funds for which the City is not eligible. He advised that the FOSSR have "improved beyond what BLM would have done with that land alone." He advised of a "constant degradation of the property that's just phenomenal." He discussed the regional park concept incorporated into the master plans, and his experience with development of Rancho San Rafael Park. He noted the balance between conservation and recreation represented at the Rancho San Rafael and Bartley Ranch facilities. He commended Mr. Guzman on his work "on this side of the mountain." He "highly encouraged" the commission to not lose "an opportunity like this."

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(6:47:43) Jim Alexander, of Clear Creek Ranch and an officer of the Northern Nevada Gated Horse Club, advised of having recently attended a meeting and participated in a trail ride at Silver Saddle Ranch. He expressed the opinion that the proposal represents a "fantastic opportunity," and urged the commissioners to strongly support the recommendation for including the property in the federal lands bill. He expressed the further opinion that acquisition of the property is important to the City's long-range future. He urged the commissioners "not to become hung up so much in the printed word on Vern's presentation," and noted the various possibilities which could come from ownership of the land. "The key word is 'ownership' of the land," and Mr. Alexander noted the opportunity to include the property in the federal lands bill. He expressed the opinion that allowing the opportunity to take control of the ranch to pass would be "sad." He suggested that immediate improvements could be made to the property and that the community and residents of adjacent counties would be able to use the ranch in the manner for which it was originally envisioned. He strongly urged recommendation of approval of the property to the Board of Supervisors.

(6:50:40) Nancy Bish, President of the FOSSR, provided background information on FOSSR's involvement in development of the Silver Saddle Ranch management agreement. She advised of having received the proposal earlier in the day, and inquired as to the designation of the property in the lands bill as a "regional park." She expressed uncertainty that the City will be able to manage the property any better than the BLM. She expressed disagreement that the ranch is degraded, and advised that the FOSSR provides environmental education and would continue to do so. She expressed a willingness for the FOSSR to continue working with the City and the BLM. She advised that the FOSSR is a "big stakeholder" and expressed the opinion they had been left out. She expressed a preference for the ranch to stay natural. She advised that the Lahontan Audubon Society is also a stakeholder and that they were not contacted about the proposal. She provided a letter, from the Lahontan Audubon Society, for the record.

In response to a question, Mr. Guzman explained the reason for designating the land as a regional park in the federal lands bill. In response to a question, Ms. Bish advised she is a wildlife biologist. Mr. Guzman provided background information on Ms. Bish's contributions to conservation of the Silver Saddle Ranch and of open spaces. He advised there was no intent to exclude the FOSSR and apologized for the oversight. In response to a question, Ms. Bish discussed meetings between the FOSSR, City, and BLM representatives regarding the Silver Saddle Ranch management agreement. She advised of three grant proposals submitted "to do things at the Ranch" and expressed concern over their disposition in light of the proposal.

(6:56:47) Troy Dennis, a resident of the Carson River area, inquired as to the reason for designating the property as a regional park in the federal lands bill. Ms. Ritter explained that the congressional delegation want to know the City's intentions for the property. Another consideration is the long planning process for which there may be funding available from the lands bill process. In response to a further question, Ms. Ritter advised that the congressional delegation has suggested being as specific as possible.

In response to a question, Ms. Ritter advised that Senator Reid expects for the community to design the park. The property will belong to the community and the City will be responsible for its maintenance. Commissioner McKenna expressed no opposition to Carson City acquiring the property or making it a park. He expressed concern over some of the amenities presented in the proposal, including the amphitheater and the possibility of pavement. Ms. Ritter advised that Exhibit B would not be included with the lands bill map. She reiterated that a public planning process will be commenced with regard to the park design. Mr. Moellendorf advised of having been in attendance, together with Mayor Teixeira, at the time the proposal was presented to Senator Reid and his staff. Senator Reid loved the idea of a regional park but doesn't care

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about the amenities. Mr. Moellendorf commented on the importance of having Senator Reid "on our side." Commissioner McKenna suggested that Prison Hill should be included. Following a brief discussion, Commissioner McKenna suggested that not including Prison Hill may "jeopardize the whole thing."

(7:02:35) Jon Nowlin commended Mr. Krahn on his proposal. He advised he is a frequent user of the Rancho San Rafael and Bartley Ranch facilities, and "would love to see similar facilities somewhere within Carson City." He discussed "water-based recreational opportunities in this particular reach" of the Carson River. He expressed concern over "what's broke that needs to be fixed," and advised of having been aware of the Silver Saddle Ranch management plan between the City and the BLM. He inquired as to the reason for changing the recreation and public purpose designation of the land. He expressed additional concern over the cost to the community and whether the community is willing to pay for it. He inquired as to the amount allocated to management of the existing facility by the BLM, and whether the Parks and Recreation Department would have the ability to assume those costs now "irrespective of any future plans." Mr. Nowlin expressed skepticism, as a 30+-year resident of the community. He advised of having seen "lots of visionary proposals for public recreation come and go and come and go." He recalled that sale proceeds from the Costco land were to be allocated toward improving the Fairgrounds "and we still don't have an announcer's booth there after six or seven years." He noted problems with the City coming up with operational funding. He reiterated concern over sufficient City funds to accept management from BLM, whether the current level of management could be continued, and whether funds will be available to do the improvements discussed. Mr. Moellendorf advised that the next meeting agenda materials will include a report from RCI which discusses management responsibilities and recommendations.

(7:06:27) Joe Childs expressed appreciation for Mr. Krahn's and Mr. Guzman's presentations and the commissioners' comments and questions. He expressed support for recommending inclusion of the property to the Board of Supervisors, and appreciation for the exchange between staff, the commissioners, and the citizens. He expressed concern that the citizens would have sufficient time to provide input on design of the park.

(7:08:38) Beth Scott, of the Carson City Equestrian Alliance, noted that the Silver Saddle Ranch is an existing equestrian facility accessible from "three different equestrian neighborhoods by horseback." She discussed use of the area by residents and the Carson City Equestrian Alliance. She expressed support for Carson City acquiring the Silver Saddle Ranch. She advised of no objection to sharing the facility, but stated "there has to be some sanity about it." She noted conflicts "between what goes on at the Fairgrounds and what goes on at Fuji Park." With regard to the Silver Saddle Ranch, she expressed concern over potential conflicts. She expressed the hope that equestrians will "continue to be considered major stakeholders in the Silver Saddle Ranch planning and development." In response to a question, she advised that the Silver Saddle Ranch is used as an equestrian facility. She clarified that conflict between uses should be considered in programming, scheduling, and planning facilities. In response to a further question, she explained the concept of trail trials.

(7:13:39) Truddie Arkell provided background information on her residency in Carson City, and discussed her recreational use of Prison Hill. She expressed support for "acquiring the land," and for including Prison Hill. She agreed that the BLM has insufficient resources to manage the property. She expressed the opinion there's "enough for everyone," and the hope that the City representatives will "rely upon these volunteer groups that have donated a lot of their time, energy, finances, and put them on the board so that it doesn't become a recreational battle ground."

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(7:16:05) Jerry Vivant, an adjacent property owner, encouraged the commissioners to carefully consider the proposal. He referred to earlier descriptions of the Silver Saddle Ranch as a "diamond in the rough," and requested the commissioners to consider the property "for what it is and don't try and make it something it isn't. ... Don't overdevelop it." He described the property as a "very enjoyable recreation area." He expressed doubt over the City being able to afford management of the property "if the federal government can't afford it." He expressed concern over "what aren't we hearing here." Commissioner Livermore responded to questions regarding water rights. Mr. Vivant expressed the opinion that the City is surrounded by golf courses and "it wouldn't hurt the City to be without one and let those that are in private hands prosper."

Vice Chairperson Hoffman expressed support for City ownership and understanding for the City Manager's view of how the designation should be submitted. He suggested recommending possible development as a regional park rather than a definite designation. Commissioner McKenna agreed that the words in the recommended action "to be developed" need to be removed. He suggested acquiring the property as a regional park and then deciding whether to leave it natural or to develop it further. **Commissioner McKenna moved that the Carson City Parks and Recreation Commission recommend to the Board of Supervisors to include Bureau of Land Management property known as the Silver Saddle Ranch and Carson River Park in the City's federal lands bill as a regional park. Commissioner Keeton seconded the motion.** Commissioner Livermore commended the citizens for their attendance and participation. In response to a question, Chairperson Curtis requested that consideration of Prison Hill be included on the next agenda. She called for a vote on the pending motion; **motion carried 8-0.** She recessed the meeting at 7:23 p.m. and reconvened at 7:33 p.m.

3-B. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ALLOCATION OF RESIDENTIAL CONSTRUCTION TAX FUNDS FOR FISCAL YEAR 2006/07 (7:33:54) - Chairperson Curtis introduced this item. Mr. Moellendorf reviewed the staff report which included staff's recommendations. He responded to questions regarding the theater improvements project. Chairperson Curtis expressed concern that the Carson City Historical Society will return to the commission for additional funding for the carriage house project. She expressed disagreement with allocating funding toward the carriage house project at this time, and a preference for other community organizations to allocate funding toward the project. She proposed carrying over the \$54,000 to next year, noting the 61 implementation measures in the parks and recreation master plan element. Commissioner Livermore advised of having reviewed the parks and recreation master plan element earlier in the day, and noted that arts and culture is a significant component. He expressed concern over not providing funding to the Carson City Historical Society to complete the carriage house project in light of previous funding allocated.

Chairperson Curtis called for public comment. (7:41:03) Fred Stanio, a member of the Carson City Historical Society and President of the Foundation for the Betterment of Parks and Recreation, advised that the "promise of a grant" had been secured. The E.L. Cord Foundation has indicated a willingness to grant \$50,000 "but they're waiting for us to start something." Mr. Stanio advised that the \$54,000 will provide sufficient funding to start the project. He further advised that the Leisure Hour Club has pledged \$5,000 toward the project. He reviewed the activities sponsored by the Carson City Historical Society, made possible by "thousands of [volunteer] hours." He advised that the Roberts House involves "a lot of citizens

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motion; motion carried 7-0.

3-C. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THIS MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY, WHICH CONSISTS OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. THESE RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (5:37:58) - Chairperson Curtis introduced this item. Mr. Guzman introduced himself, Chief Giomi, Mr. Plemel, and Mr. Krahn. Mr. Guzman reviewed the federal lands bill map which was displayed in the meeting room. In response to a question, Mr. Moellendorf advised of having commissioned studies through Resource Concepts, Inc. ("RCI") to provide assessment of the parcels as well as management costs. A range of management costs was developed based on the natural vegetation and habitats of each of the parcels under consideration. Staff will consider the costs associated with each parcel. Mr. Moellendorf noted the importance of considering there will not be just one cost assigned to each parcel. Mr. Guzman noted adopted principles, such as that the interface lands are the most expensive to manage. The Open Space Advisory Committee ("OSAC") has been requested to shift funding priorities from acquisition to management in consideration of those lands designated to be managed by the Open Space Program.

In response to a question, Chief Giomi advised that all management costs will be considered. Predicting suppression costs is more difficult because of varying conditions. Management costs can be planned more specifically and "certainly the money's a lot better spent on the management side." Chief Giomi emphasized the importance of setting funding aside for fire suppression. In response to a further question, he advised that the City is completely responsible for fire suppression costs on city-owned land. He referred to the Linehan fire, and advised that 8.3 percent of the burned acreage was either privately owned or owned / managed by the City. Therefore, 8.3 percent of the costs associated with the fire will be allocated to the City; approximately \$1 to \$1.2 million. Chief Giomi advised that fire suppression costs are apportioned based upon acreage burned and ownership of the acreage, with the important caveat that the federal government will not pay for protecting structures regardless of land ownership. He re-emphasized the importance and cost-effectiveness of fuel management.

In response to a question, Mr. Guzman described the topography of parcel #30. Mr. Plemel provided background information on the State Housing Division's proposal which identifies approximately 14 acres with slopes of less than ten percent with minimal grading for development. The eastern half of the parcel is predominantly less steep and without gulleys. In response to a further question, Mr. Guzman advised that parcel #33 lends itself primarily for open space, gateway development, and parks and recreation. The Utilities Division has indicated the site as the location of a possible future water tank. Mr. Guzman advised that the adjacent residents have indicated consistent support for public facilities, such as water tanks and

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other utilities. Public buildings "are not welcome," and the area should be maintained as "a gateway into the Pine Nuts." In response to a further question, Mr. Plemel pointed out parcels #30 and #33 on the displayed map. Commissioner McKenna provided further description of the location of the parcels.

Chairperson Curtis opened this item to public comment. (5:58:02) Jerry Vaccaro referred to parcel 20 and advised that its present use is under the control of the Parks and Recreation Department. He further advised that nothing has been done to "enforce the criminal trespass" onto the parcel and that the City is "in violation of the U.S. patent." Mr. Moellendorf explained that parcel 20 is a remnant of the recreation and public purpose patent with the Bureau of Land Management for Centennial Park and the Eagle Valley Golf Courses. He described the location of the parcel on the south side of Highway 50, and acknowledged the trespass situation which has occurred for the past several years. The trespass consists of a sign for an adjacent business, and a portion of the property also serves as a used car lot. Mr. Moellendorf advised of numerous discussions with the business owner, his attorney and the City's attorney. The issue has been presented to the Board of Supervisors on at least two different occasions over the past couple years. The direction staff has received from the Board of Supervisors is to continue working with the business owner. Mr. Moellendorf advised that the property is proposed for disposal. Options include that the BLM may alter their master plan to gift the property to the City, which would then dispose of it, or to submit the property as part of the federal lands bill process. Mr. Vaccaro advised that the City recently spent \$10,000 to have the property appraised. He expressed concern that City representatives have been aware of the "criminal trespass and use of that property" for the past 13 years, and have done nothing to stop it. He reiterated that the City is in violation of the U.S. patent. He inquired as to the purpose of the BLM issuing the City a patent if the City can't conform to all the requirements of the patent. Chairperson Curtis expressed understanding for Mr. Vaccaro's issues, but advised nothing could be done by this commission. She referred him to the Board of Supervisors. Mr. Vaccaro advised of the intent to make the commission aware of the violation.

In response to a question, Mr. Moellendorf explained staff's recommended action, and reviewed the action taken by other commissions and committees as outlined in the staff report.

(6:04:25) Bruce Kittess, 4401 Levi Gulch, advised of having attended an informational meeting at which he obtained RCI's reports. He inquired as to the commission's consideration of the reports prior to taking action.

Chairperson Curtis discussed a hesitancy to take action without having discussed the reports provided by RCI. In response to a question, Mr. Moellendorf explained the purpose for agendaizing this item for commission action. Discussion followed, and Commissioner McKenna suggested including a caveat to allow the commission to reagendaize the federal lands bill map for additional discussion. This should provide staff with sufficient planning time and direction. Commissioner McKenna expressed a preference for a "big map" which can be trimmed "rather than a small map and try and add things." Mr. Moellendorf advised that the purpose for agendaizing the item was to engage the commissioners and the public in a dialogue about the specific properties in order to inform a decision. He further advised that a reprioritized map will be agendaized in December.

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Commissioner McKenna advised of having studied the process, and expressed the opinion that the community would be foolish not to acquire as much land as possible and then figure out how to manage it to the highest level possible this year and into the future. He expressed the opinion that the federal government will not be able to manage the land any better than the City. Mr. Moellendorf advised of very extensive, almost philosophical discussions regarding land management. The Humboldt-Toiyabe National Forest is the largest in the continental United States. Mr. Moellendorf agreed that the community has more of a vested interest in the property surrounding the City, and that the City will be better able to manage the land. Commissioner McKenna advised that federal agencies are losing staff and time, and expressed the opinion that the USFS is in the process of getting out of the land management business.

In response to a question, Mr. Moellendorf advised of having met with USFS representatives, approximately a year ago, regarding the west side properties in conjunction with the proposed federal lands bill. Part of the impetus of the plan was to attempt to consolidate management areas. At that time, the general idea was for the USFS to be primarily responsible for management of the higher ground and the City for management of the lower elevations. Mr. Moellendorf referred to Chief Giomi's concerns over expenses associated with urban interface lands in proximity to residential areas. The idea, at the time, was to eliminate the checkerboard pattern of land ownership. The USFS had plenty of input. In response to a further question, Mr. Moellendorf advised of the possibility of management partnerships where one entity would own the property and another would manage it. Management partnerships, however, don't solve some of the larger issues associated with land management, one of which is the federal government encumbrances to which the City is not subject. One of the USFS biggest complaints is that by the time they get through the federal processes, the opportunity to manage lands at the highest level may have been lost. City-owned property, not encumbered by federal regulations and processes, can be managed more efficiently with regard to timing. Mr. Moellendorf noted that the philosophical arguments can "swing both ways" in that the "so-called federal hurdles" provide the time and opportunity to study management practices for an area as a whole.

Mr. Guzman reminded the commissioners that staff will return to discuss management issues associated with the properties. He requested the commissioners to consider priorities which should be added to or eliminated from the proposed map. Commissioner Keeton expressed concern over the northeastern properties, and the opinion that it's easier to designate as many properties as possible and figure out how to manage them than to try and enhance the map later. He inquired as to the reason for allowing the property which was originally designated for a shooting facility to "stay with the BLM." In response to a question, Mr. Guzman advised that Carson City will continue to have the ability to use the property for access, recreation, and open space as it is currently designated by the BLM. Commissioner Keeton expressed the understanding that public testimony indicated "just as much desire to have [the property] turned to the City than to stay federal." He emphasized the importance of considering that the City will have no control over the future disposition of federal lands. Mr. Guzman advised that Planning Commission Vice Chairperson Mark Kimbrough shared Commissioner Keeton's opinion. He further advised of having tallied the written comments regarding the subject property. The results indicated opposition to parcel #30 being designated for State Housing, support for designating the Silver Saddle Ranch as a regional park or open space, and for including Prison Hill.

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Chief Giomi provided further clarification with regard to the purpose for agendizing this item, and suggestions with regard to possible action. Commissioner McKenna inquired as to the possibility of acquiring property to the north side of Fifth Street all the way to the Moffat property. Mr. Guzman advised of discussions with Division of State Lands representatives the disposition of the hill itself, not the flat land and the disposition of hilly land that they don't consider prime land for development. He further advised that the discussions had taken place a long time ago and agreed it may be time to renew the discussions. Commissioner McKenna explained this vision that "from the River, all the way through the Moffat property, all the way down Fairview Drive, and all the way down to the correctional institution on the south end of town, now you have open space ... a view shed of the rest of the City. On the back side, on the Carson River Road side, that's pretty much included in this and it will all be wild lands but on the side you see from the rest of Carson City, from the west side, when they look to the east, if we had that entire property there, you're driving through rural area. And, with the build out ... of the Lompa property, that view shed may become more important to the looks of Carson City and I like the fact that you can walk from the Brunswick Canyon Bridge to the correctional institution and just look at the west side of Carson City."

Chairperson Curtis called for additional public comment. (6:28:50) John Devaney describe the location of his property, and expressed concern over the proposed designation of parcel #30. He requested the commissioners to consider recommending acquisition of parcel #30 by the City for the Open Space program, including Prison Hill, and that it not be ceded to the state for housing development. He expressed the opinion that the parcel should not be developed because of "unsuitabilities" raised in the parcel evaluation conducted by RCI. He distributed written comments to the commissioners and staff, and reviewed the same.

(6:34:47) Kathi Lawrence commended City staff on the public process associated with the federal lands bill. She objected to designating parcel #30 for disposition to the state for affordable housing. She expressed the opinion that "it is just way to premature for the Board of Supervisors to support something like that. No project has come before the Board. This piece of property has not been on any agenda anywhere to talk about whether or not it's appropriate for anything." She expressed the further opinion that use of the parcel should be "up to Carson City."

(6:37:25) In response to a question, Mr. Guzman advised Bruce Kittess that the report commissioned from RCI was authorized by City Manager Linda Ritter. Mr. Kittess discussed the understanding that the commission was to have commented on the report prepared by RCI. He expressed concern that the master plan indicates upward rather than outward growth which won't include additional acquisition of federal land. He expressed additional concern over consideration of parcel #23 which considers 700 acres of open space and a museum.

Mr. Guzman advised that the parcel evaluation wasn't prepared for "line-by-line" discussion by the advisory committees, but for the purpose of providing additional information aside from staff's opinions. He further advised that the lands bill does not propose outward growth, but use of federally-owned land within the City boundaries. He noted that only six parcels are proposed for development. He reiterated that management costs and factors will be presented to the commission and other advisory committees at future

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meetings.

In response to a comment, Mr. Guzman advised of the commitment to deed restrict the designated properties for the purposes indicated. He reiterated that all lands designated for economic development are interior to the City's boundary. In response to a question, he described the perimeter as specified in the agenda materials. Commissioner McKenna expressed the opinion that the west side of Deer Run Road, from the bridge all the way to Silver Saddle, should remain natural with no development. Mr. Guzman advised this property is designated as the Ambrose-Carson River Natural Area. Chairperson Curtis expressed the opinion that the parcel evaluation is "internally inconsistent." She reiterated the difficulty of making decisions "on some of these larger questions." She discussed the need for a horse arena and an equestrian trail head, and suggested considering parcels other than the Silver Saddle Ranch. She entertained a motion.

Commissioner Keeton moved to tentatively recommend to the Board of Supervisors adoption of the federal lands bill map, as presented, subject to the following amendments: (1) the Parks and Recreation Commission is in favor of including the Prison Hill recreation area in the federal lands bill map; this property would be included as a part of the Silver Saddle Regional Park; however, the emphasis on this land should be for trails, natural areas, preservation of wildlife habitat, and protection of the property's scenic resource; (2) that the BLM transfer polygons 27, 28, and 29 to Carson City for open space, recreation, and trails use; and (3) that the Parks and Recreation Commission supports the recommendations of the other commissions concerning polygons 1, 27, 28, 29, 30, and 33. Commissioner McKenna seconded the motion. In response to a question, Commissioner Keeton pointed out parcel 33 on the displayed map. Commissioner Keeton acknowledged the intent of his motion that parcel 33 would be transferred to Carson City. In response to a question, **Commissioner McKenna moved to amend the motion to include the gateway. Commissioner Felesina seconded the amendment.** Chief Giomi advised that polygon #1 had been recommended in two different ways. In response to a question, Commissioner Keeton explained his intent to request that polygon #1 be returned to the commission for further discussion. Chairperson Curtis called for a vote on the pending amendment; **motion carried 6-0.** She called for a vote on the pending motion; **motion carried 6-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:48:38) - Ms. Singer discussed the Question #18 celebration, basketball registration and schedules, the volleyball program, the new football program, and the self-pace triathlon program being developed by Scott Keith and Kurt Meyer. She advised that the next edition of the *Discover Us* will be published on December 26th. She further advised that the deadline is next week, and requested the commissioners to submit photographs and/or information. Mr. Moellendorf advised that Parks and Recreation Department staff would be attending the annual Athletic Business Conference in Las Vegas.

COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:53:49) - In response to a question, Mr. Moellendorf advised that the plan for the pathways system at the Carson-Tahoe Regional Medical Center would be presented to the commission at a future meeting.

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A meeting of the Carson City Open Space Advisory Committee was scheduled for 1:00 p.m. on Thursday, August 3, 2006 in the Community Center Bonanza Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Linda Ritter, City Manager
Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Assistant
Stacy Giomi, Fire Chief
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER, DETERMINATION OF A QUORUM (1-0003) - Vice Chairperson Jacquet called the meeting to order at 1:04 p.m. A quorum was present. Chairperson Hartman and Member Fischer were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0021) - None.

1. **ACTION ON APPROVAL OF MINUTES (1-0026)** - None.

2. **MODIFICATION TO THE AGENDA (1-0030)** - None.

3. **AGENDA ITEMS:**

3-A. ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE POTENTIAL DISPOSITION AND ACQUISITION OF CITY AND FEDERAL LANDS LOCATED WITHIN THE CARSON RANGE, VIRGINIA RANGE, CARSON RIVER, AND CITY ENVIRONMENTS, THROUGH CONGRESS AND THE FEDERAL LANDS BILL PROCESS (1-0040) - Mr. Guzman thanked the committee members, staff, and the citizens for their attendance, and explained the purpose of the meeting. He advised that one of the main considerations in moving forward with the lands bill is the cost of the land to be managed.

1-0081) Chief Giomi advised of concerns regarding ramifications, from a fire protection standpoint, of being responsible over open space land. He discussed expenses associated with fighting fires, and advised that the federal government, in recent years, has not been as generous in providing funding for fighting wild land fires. The Government Accounting Office has been particularly strict with the U.S. Forest Service and

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the Bureau of Land Management over ensuring that local government jurisdictions "pay for what is theirs." Federal agencies have been "absolutely precluded" from paying any costs associated with protecting structures in relation to a wild land fire. Chief Giomi reviewed known costs associated with the Linehan fire. He requested the committee to consider that land immediately abutting structures is particularly expensive to manage from a fire protection standpoint.

In response to a question, Chief Giomi advised there is no difference in fire protection management costs associated with private lands and those which may be on the Open Space Program's acquisition list. The federal government only allocates funding to extinguish fires on federal lands. Chief Giomi acknowledged that federal land converted to City-owned land is the issue. The Fire Department is already responsible for protecting private land. Costs of fighting fire are determined on the values at risk. Land immediately adjacent to homes has more values at risk than parcels of land surrounded only by natural resources. With regard to acquiring land, Chief Giomi advised that the fundamental consideration should be whether the City can manage lands better than the federal agencies. Consideration would then have to be given to maintaining defensible space, dealing with noxious weeds, etc. Chief Giomi advised that private land owners are required to perform these management responsibilities on their land. The City would, in turn, be required to perform the management on its land.

In response to a question, Chief Giomi advised of a very good relationship between the City, the BLM, the USFS, and the Nevada Division of Forestry in terms of fuels management work. The BLM fuels management process is far more streamlined and quicker than the USFS process. Chief Giomi advised that the City is working with NDF on designating a dedicated inmate crew, which would also be available to the Open Space Program. In response to a comment, Chief Giomi noted that the City can act very quickly with regard to lands it owns. The available resources to act are another issue. Chief Giomi advised that the BLM and the USFS want to be good neighbors and don't want their land to create hazards to structures. Conversely, they don't want structures on City property to create hazards to their wild land. On the west side of town, in Ash and Kings Canyons and in Timberline, the USFS has been very active in reducing fuels over the past five years.

Member Scott suggested it is better to address pre-suppression issues than the costs associated with suppression or post-suppression. He agreed that the various agencies have serious issues with regard to funding for management. He noted that the City has a great deal of open space on the west side, in the form of utilities lands, that hasn't been managed. He suggested a certain amount of back log and noted the many and varied activities in the aftermath of the Waterfall Fire. He expressed understanding for balancing Chief Giomi's concerns over suppression costs, as more property is acquired, with the ability to conduct management projects. He expressed additional concern, with regard to the west side of town, that if some of the lower property is not acquired, the City may be left with a more dangerous condition in terms of the ability to reduce fuels and conduct pre-fire management projects. Chief Giomi agreed provided the land is acquired with the understanding that management funding will have to be allocated. He advised of a great deal of fuels management work done on the City's utilities land two or three years prior to the Waterfall Fire. He noted the importance of recognizing that acquiring the land and performing fuels management doesn't mean there won't be fire. He reiterated that the responsibility for suppression will fall to the City. Member Scott agreed that open space resources have to be considered in terms of management.

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As more property is acquired, management potentially becomes a larger part of the Open Space Program budget. Chief Giomi reiterated the request for the committee to consider ongoing management and treatment of acquired lands into the future. Member Scott agreed that acquiring the land is a long-term commitment, not just ownership transfer.

Member Lincoln inquired as to costs associated with fire suppression and management of the checkerboard pattern; whether it would be better to eliminate the checkerboard as much as possible. Chief Giomi expressed the opinion that the checkerboard pattern is better because of being able to present a more convincing argument to the federal agencies that the threat to their lands was as great as the threat to the City's lands and, therefore, that suppression costs should be shared. In response to a further question regarding commitment of resources to fire suppression, Chief Giomi advised that assigning resources considers the values at risk. "Ownership doesn't matter; it's the threat."

Vice Chairperson Jacquet discussed the concept of "banding ownership," i.e., the high country becomes the ownership of the USFS, and the foothills become the ownership of the City. In response to a question regarding the ramifications of such a land pattern, Chief Giomi advised that, in terms of wild land fire fighting, the foothills are the most expensive lands to manage. "... taking over management of the ... foothills, which is the part most likely to be built up against or next to, then we're taking on the responsibility for providing the long-term management ... for that land, and it's going to be more expensive, over the long-term, ... to maintain that land close to the homes than it is to maintain the land that's half-way up the mountainside. The land that's half-way up the mountainside doesn't need fuel management work on it ... because it isn't a threat to the structures." In response to a question regarding costs associated with fire suppression and fuels management on forested versus non-forested lands, Chief Giomi advised that the answer would be too dependent upon the kind of fire and the kind of season. Non-forest fires typically follow wet winters. Fires occur more significantly in forested land following several years of drought. Chief Giomi advised that forest fires cost more to extinguish because they are typically longer-burning and burn more resources. Rehabilitation costs associated with forest fires are astronomical. Chief Giomi acknowledged that forest fires are less frequent but more costly in the long-term.

Chief Giomi acknowledged the City is responsible for structure protection as well as wild land protection of City-owned and private property. Member Riedl inquired as to which would be the better situation: to have USFS lands abutting developed areas or to have a City-owned buffer between federal lands and developed areas. He suggested there would be more control over management of the buffer area between USFS lands and the developed areas as opposed to relying on the USFS to manage their lands. He acknowledged the City would still be responsible for protecting structures whether the City owns "across the property line or the Forest Service." Chief Giomi reiterated that the City will always have the responsibility for protecting structures. Controlling the fire's perimeter is "really where you get down to brass tacks as to who pays." If the fire's perimeter comes on to City land, it is the City's responsibility to maintain and hold the perimeter. The USFS would pay for the ground forces required to maintain and hold the perimeter.

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Vice Chairperson Jacquet suggested that it may make sense to acquire some of the land if the federal agencies can't adequately manage it and perform fuels projects and, thus, put the community at risk. If the relationship with the USFS and the BLM is good, and adequate service in terms of fuels management is being provided, Chief Giomi's argument becomes more important. Chief Giomi reiterated the fundamental question as to whether the City is better able to provide overall land management than the federal agencies. He advised that a lot of the funding received for fuel management projects was allocated from the federal government. Now, only the federal agencies are receiving funding for fuel management; there's no more grant funding "filtering down to local agencies."

Mr. Guzman commented on the vastness of the Humboldt-Toiyabe National Forest, and discussed the possibility of entering into management agreements with the USFS for work which is specific to Carson City. Chief Giomi commented "that would be the best of both worlds." He cautioned that there would be no federal funding allocated for fuels management projects. He noted the importance of a management agreement specifying that the USFS would maintain the responsibility for extinguishing fires on their land. He advised that the Humboldt-Toiyabe National Forest is the largest forest in the United States, after Alaska. In response to a question, he advised that the USFS would likely not be requesting any federal funding, even as part of their budget, for managing the land covered by any management agreement with the City. In reference to an earlier comment, Mr. Guzman discussed difficulties associated with rehabilitation of the Waterfall Fire burn area in light of the existing checkerboard pattern. Chief Giomi agreed that the checkerboard pattern would be difficult in terms of rehabilitation. He suggested that relatively small parcels of land wouldn't be "that big a deal." Large parcels of land behind large subdivisions "start running into big costs." In response to a question, Chief Giomi agreed to make a Fire Department representative available to attend committee meetings whenever necessary.

(1-1115) Dave Hampton inquired as to the possibility of selling City lands back to the federal government. Chief Giomi advised that the more land owned by the federal government means less land over which the Fire Department is responsible.

Vice Chairperson Jacquet discussed frustrations over performance of federal agencies, in terms of fuels and general management. He agreed the City can accomplish projects more quickly, and that costs are always an issue. He noted the importance of "more dogs in the fight," and the ability to share resources and costs for the good of the community. Chief Giomi reiterated that the City Fire Department has done a good deal of fuels management work on private land with grant funding. He agreed that federal government processes are cumbersome and time-consuming, but noted that the processes provide for public input. He agreed the City is able to accomplish projects more quickly, but noted the same responsibility for due diligence.

In response to a question regarding access and fire danger, Chief Giomi expressed the opinion that a "fair amount of access" is reasonable because it provides a way to extinguish fires. He expressed the belief that people will find a way to get into wild land areas. Some access will provide the ability for enforcement and for fire protection. Chief Giomi expressed the opinion that it is difficult to completely restrict and control access. Member Riedl agreed and expressed the belief that people tend to be "self-policing." Chief Giomi discussed the Rifle and Pistol Range as an example of the importance of providing facilities rather than

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allowing people to recreate in relatively inaccessible areas. In response to a question regarding the possibility of a shooting range facility east of Deer Run Road, he advised that Fire Department staff could work with the Parks Department to incorporate fuel treatments into the design and operation of the facility. Vice Chairperson Jacquet and Mr. Guzman thanked Chief Giomi. Chief Giomi reiterated the offer to attend committee meetings and provide input on specific parcels.

Ms. Ritter provided background information on the purpose of this meeting to review the lands bill map to ensure the City is not taking on more liability and cost than is necessary. She expressed appreciation for the committee members reviewing the lands bill map. She discussed the importance of being able to testify before the congressional delegation with regard to the purpose of the lands included as well as the method by which they will be managed. She advised of having encouraged Mr. Guzman to develop broad management plans for some of the properties to ensure "we know exactly what we're getting into." She requested the committee members to consider the balance between the benefits of acquiring the properties and the liabilities. In response to a question, she provided background information with regard to development of the lands bill map. In response to a further question, she advised that the comprehensive master planning process was used to receive public input in development of the lands bill map. She expressed the belief that the public process, for such an endeavor, is very important. The congressional delegation has been assured that the City will take the lands bill through a very complete public process, including stakeholders, to "attempt to get full buy-in."

In response to a question with regard to priorities, Ms. Ritter advised of three acres near Costco owned by the USFS on which the City has license agreements for drainage structures; and property adjacent to Arrowhead Drive which is "right in the middle of ... residences." She discussed the shift in the practice of federal agencies providing funding for fire management and protection. Member Scott suggested that the USFS seems to be "more strapped and has more difficulty in management" than the BLM. He expressed concern over the community being more exposed in the future if all of the west side is under USFS ownership. Ms. Ritter reiterated concerns over balancing benefits and liabilities. She noted that some of the parcels are very large, and suggested some of them could be refined by specific uses. She advised of properties adjacent to the V&T Railway which are being considered for museum structures.

In response to a question, Ms. Ritter requested this committee to evaluate the properties in light of their uses. She offered to have the Parks and Recreation Department and Utilities Division staff provide input with regard to their vision for the properties. She requested input of this committee with regard to properties which will be manageable. Vice Chairperson Jacquet advised of public concern that a lands bill could be used to acquire property and then "turn around in a master plan amendment" and develop the property. Ms. Ritter advised that property acquired under the lands bill would be deed restricted. She acknowledged that taking action to do something different than that which is specified in the deed, would cause the land to revert back to the appropriate federal agency. She noted that public input into the master planning process indicated no desire to expand the borders of the City.

In response to a question, Mr. Guzman explained that the parcels depicted on the draft lands bill map represent staff's "best guess" after having discussed the possibilities with State representatives, the City Manager, etc. He acknowledged having visited the parcels. He explained that the lands are depicted as

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square for ease in discussing parcels in sections and subsections. He provided an overview of the draft lands bill map which was included in the agenda materials and displayed in the meeting room. He reiterated the willingness to place deed restrictions on land acquired to specify it will not be developed for anything other than what is indicated during the public process. He noted there would be no such assurances if the land is owned by the USFS. Member Scott commented that perhaps some of the lands depicted on the map should be developed for drainage, parks and recreation facilities, etc. Mr. Guzman advised that each label on the draft lands bill map designates the purpose of the land. In response to a question, he advised that the City has worked very closely with the USFS and the BLM, over the past ten years, in terms of ownership patterns and desirable lands. He pointed out lands which the USFS is very interested in owning and those which the USFS is very interested in the City owning. Ms. Ritter advised that the USFS is very interested in land exchanges.

Member Riedl inquired as to the timing of tying land management agreements to the lands bill. He acknowledged liabilities associated with acquiring certain properties, but expressed the belief that risk management should be carefully considered. There are risks inherent in having federal agencies manage certain lands "that they aren't capable of managing ..." Ms. Ritter suggested that management agreements may be the solution, and could be handled separately from the lands bill. Mr. Guzman advised of Supervisor Williamson's interest in increasing uses at the Silver Saddle Ranch. After some discussion with BLM representatives, the property was removed from the draft lands bill and the parties decided to develop management agreement. That document has been drafted and is in the process of being considered by the City. Mr. Guzman agreed that properties which could be addressed by management agreement do not belong in the lands bill.

Vice Chairperson Jacquet discussed wilderness designations, and inquired as to the City's interest in exploring such a designation in the area of El Dorado Canyon and the more rural portions of the City. Ms. Ritter advised that discussions regarding wilderness areas have not entered into development of the draft lands bill. She explained that the City's lands bill is unique in that consideration is being given to maintaining parcels for public use rather than selling them for development. She advised of no request to consider a wilderness area in the Pine Nut Mountains. Vice Chairperson Jacquet suggested that wilderness designations would guarantee use restrictions on federal lands. Ms. Ritter expressed concern over guaranteeing access in wilderness designated areas. She suggested the possibility of other designations which would guarantee access.

(1-2374) Dave Hampton advised that the City has no property which would qualify as wilderness because of already-established vehicle access.

Vice Chairperson Jacquet agreed and advised of other designations, such as conservation areas, scenic areas, natural areas, etc. Ms. Ritter agreed the possibility could be explored. Vice Chairperson Jacquet and the committee members thanked Ms. Ritter for her attendance and participation.

(1-2445) Rob Potter expressed support for using inmate crews to assist with fuels and property management projects. He discussed his experience with inmate crews, as part of his employment.

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Mr. Guzman provided a detailed overview of, and responded to questions regarding, the draft lands bill map which was included in the agenda materials and displayed in the meeting room.

Member Scott suggested that the area maps will be particularly important in Areas 3 and 5, and noted that topography in those areas will have a great deal of bearing. He suggested considering those areas which either haven't been rejected or need to be determined in a broader, more philosophical way, such as the west side. Mr. Guzman suggested that some of the pertinent questions include whether to continue with the policy of pursuing purchase of lands available for sale, and whether to dedicate Open Space Program funds to management of interface lands. He explained the purpose of this meeting to expose the committee members to the concepts included in the draft lands bill.

Member Riedl discussed the importance of considering federal lands in terms of reducing the risks of fire damage, resource degradation, etc. due to the federal government agencies' inability to manage the lands. He expressed support for including properties such as C Hill, and disagreement with including the 40-acre parcel in Kings Canyon. He expressed support for recommending land transfers "as long as there was a commitment by Carson City and the federal government to come up with ... a joint management plan." He expressed concerns over transferring utility lands to the USFS. Mr. Guzman proposed that the committee formulate similar comments, and advised that this item would be reagendaized for the August 21st meeting. At this point, he advised that "other than Edmonds and Carson River Park, everything else is what staff believes that we should talk about to the federal government."

Member Scott suggested that the Carson City lands bill has the potential to be quite different than other lands bills around the state. He acknowledged the value in some of the economic development parcels and in those which are surrounded by private property. He expressed concern over the watershed areas. He expressed support for the City managing C Hill under a management agreement with the USFS. He expressed appreciation for the opportunity to review the map, but suggested a "much scaled down version of this as something that might come forward."

Vice Chairperson Jacquet suggested the "bottom line is what obstacles do we have, as a community, that take an act of Congress to solve. And those are the opportunities you want to take." Other authorities to solve the problems should be pursued wherever possible. Vice Chairperson Jacquet expressed the belief the City shouldn't miss the opportunity to use the lands bill to address the majority of public lands existing east of the City boundary. "These will become the next frontier for open space. ... They look largely undevelopable now ... but that'll be the next place." Vice Chairperson Jacquet discussed the valuable resource represented by the Carson River, noting that it is presently a "jumble of different responsibilities and authorities" in terms of management. He suggested the lands bill may represent an opportunity to use an act of Congress to help consolidate some of the mission and purpose associated with the River. He referred to the Alpine Decree and noted people are fairly satisfied with it. "On the other hand, if an act of Congress was to designate the River corridor as a riparian area," the community may have greater access to federal funding for acquisition to help deal with water quality issues. Vice Chairperson Jacquet noted that the west side is the community's "scenic backdrop." He suggested the possibility of designating those lands as a scenic area. He reiterated the need to hear from Mr. Guzman the net result of the lands bill on the community's open space. Mr. Guzman advised that Principal Planner Lee Plemel has tables available

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whenever the committee is ready to analyze the issues. He expressed the opinion that more agreement is needed on "what it is that we want." He advised that the City is considering using Open Space Program funding for management of the lands; there are no other funds available.

In response to a question, Mr. Guzman advised that it is the function of the Open Space Program to acquire lands and to manage them pursuant to a plan. In response to a further question, he advised that open space management includes noxious weeds, access, recreation, and fire prevention. He acknowledged that management of west side properties will be very different than of east side properties. He responded to additional questions regarding the lands bill time line.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF - None.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS (2-1950) - Vice Chairperson Jacquet and Mr. Guzman reviewed the tentative agenda for the August 21st committee meeting.

1. ACTION ON ADJOURNMENT (2-1987) - Member Scott moved to adjourn the meeting at 3:25 p.m. Member Perock seconded the motion. Motion carried 5-0.

The Minutes of the August 3, 2006 Carson City Open Space Advisory Committee meeting are so approved this _____ day of August, 2006.

STEPHEN D. HARTMAN, Chair

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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 21, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Assistant
Lee Plemel, Planning and Community Development Principal Planner
Mary-Margaret Madden, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF A QUORUM (6:00:00) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Vice Chairperson Jacquet was absent. Member Lincoln arrived at 6:02 p.m.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:00:02) - None.

1. ACTION ON APPROVAL OF MINUTES - June 19, 2006 and August 3, 2006 (6:00:14) - Member Scott moved to approve the August 3rd minutes. Member Perock seconded the motion. Motion carried 5-0. Member Fischer moved to approve the June 19th minutes. Member Riedl seconded the motion. Motion carried 5-0.

2. MODIFICATIONS TO THE AGENDA (6:01:50) - Chairperson Hartman modified the agenda to address item 3-B prior to item 3-A. (6:32:54) At Mr. Guzman's suggestion, Chairperson Hartman further modified the agenda to address item 3-C prior to item 3-A.

3. AGENDA ITEMS:

3-A. ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE POTENTIAL DISPOSITION AND ACQUISITIONS OF CITY AND FEDERAL LANDS LOCATED WITHIN THE CARSON RANGE, VIRGINIA RANGE, CARSON RIVER, AND CITY ENVIRONMENTS, THROUGH CONGRESS AND THE FEDERAL LANDS BILL PROCESS (7:10:50) - Mr. Guzman reviewed the staff report and provided an overview of discussion which took place at the August 3rd committee meeting. He pointed out, on a displayed map, the three parcels which will be designated for economic development. The other exchanges, acquisitions, and

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dispositions are predicated on management or open space considerations. Mr. Guzman referred to the detail maps included in the agenda materials and displayed in the meeting room. He hopes to have a final draft of the lands bill map ready to be presented to the Congressional delegation in November or December 2006. Chairperson Hartman disclosed that he is a member of the Carson City Trap Club.

(7:20:04) Mr. Plemel provided background information on his involvement in developing the lands bill map. He noted issues of management and use with regard to ownership decisions. He advised that evaluation of the lands indicates current and proposed ownership, whether or not the City has maintenance responsibility under R&PP leases, and whether the proposed use is allowed under current ownership. He reviewed the Proposed Federal Lands Bill Map Land Use and Ownership Comparison Table included in the agenda materials.

Chairperson Hartman referred to Fire Chief Stacey Giomi's comments, at the August 3rd meeting, with regard to fire management. He noted that the same property referred to by Chief Giomi is also managed for watershed. He expressed understanding for Chief Giomi's concerns, but suggested that watershed management represents a larger issue. Member Scott inquired as to the cost associated with management of utilities lands on the west side of town. He noted one of the most critical issues in the open space questionnaire was the community's scenic backdrop. Part of the charge of the Open Space Master Plan element is to preserve the scenic backdrop in the best way possible. Member Scott expressed a willingness to consider investing funds in management of the scenic backdrop in order to keep it from being so susceptible to fire. In response to a question, Mr. Guzman advised that a considerable amount of general fund money was allocated to Waterfall Fire rehabilitation. The U.S. Forest Service funded a great deal of the cost as well. Member Scott expressed the opinion that "it's time for more management" of the west side utilities properties in order to preserve and protect those areas that didn't burn and to rehabilitate and re-establish those areas that did. He suggested the community is at somewhat of a crossroads, and expressed the opinion that the responsibility of the Open Space Advisory Committee is a greater commitment to ongoing management. He suggested more susceptibility on the west side because of trees and the larger brush community. He advised of being intrigued by the possibility of management agreements in which the City could take on sufficient responsibility to "be able to have a lot of say in ... the potential for minimizing the impact of fire." He noted the additional element of law enforcement, and suggested that management agreements may provide for more enforcement. He advised of leaning, in a general way, toward keeping more on the west side, not acquiring as much on the east side, and considering management agreements to bridge the gaps.

Member Perock expressed concern over large properties being turned over to the U.S. Forest Service or Nevada State Parks. He advised of having contacted Nevada State Parks representatives earlier in the day, who indicated they were not aware of the lands bill. He expressed the opinion that Nevada State Parks should have been brought in very early, and advised of having invited Nevada State Parks Chief of Planning and Development Steve Weaver to the meeting. He expressed concern over NEPA processes associated with USFS projects, and commented that "everything is so slow, by the time you've planned it, it's too late." He noted that the properties to be acquired by Nevada State Parks would not have to be included in a federal lands bill. He advised of having heard that Senator Amodei may submit a bill draft request for forest health projects in the Little Valley / Hobart area. He suggested that City representatives discuss with the Senator the possibility of expanding the project scope to include some of the forested City properties. He expressed reservations about recommending lands to the USFS, and suggested discussing management agreements with Nevada State Parks representatives.

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Member Riedl expressed concern over the City giving the federal government more of its lands, and the opinion that turning over 2,705 acres to the USFS is ridiculous. He agreed with Member Scott's comments that much of the west side land is not for economic development, but for management purposes. The USFS land will be designated as open space whether or not the City owns it. Member Riedl proposed concentrating on reducing to zero the number of acres to be given to the USFS and on specific management plans for USFS lands within Carson City on the east side of the Tahoe Basin ridge.

Member Fischer expressed surprise at the lack of citizens in attendance to protest the City giving more lands to the federal government. In response to a question, Mr. Guzman advised that fire suppression costs on the west side could "wipe out" the City. Chairperson Hartman inquired as to the whereabouts of the Waterfall Fire report. He noted that a fire starting on City property and / or spreading to City property raises any number of liability issues. He advised his concerns were similar to those expressed by Member Perock. He expressed the opinion there are those who truly care about the forest but "can't get the job done" because of NEPA processes. "By the time they got through the process and litigation, the forest burned up that they were trying to manage." Chairperson Hartman expressed concern over a repeat; that the USFS "can't get out of the way." He discussed the need to circumvent the NEPA process in order to save the forest. He requested Mr. Guzman to agendize the Waterfall Fire report for the next meeting. He agreed that consideration needs to be given to the bigger picture, and that management agreements may be the way to do so. He noted the City doesn't seem to have the same problem as the USFS, and emphasized the need to solve the problem. He opened this item to public comment.

7:35:00) Nevada Division of State Parks Chief of Planning and Development Steve Weaver distributed to the committee members copies of the 1989 Lake Tahoe, Nevada State Park master plan, and reviewed the same. He expressed a particular interest in properties surrounding Marlette Lake which present a management problem in that the USFS is much less restrictive with regard to back country camping. He advised that Mr. Guzman had discussed the possibility of the City purchasing "a couple parcels of property" on the State Park boundary. Nevada State Parks representatives have discussed the possibility of developing a management agreement or taking over ownership of those parcels. Mr. Weaver acknowledged the possibility of the State being interested in some of the City property. He didn't see the potential for wholesale turnover of City property to the State, however. He expressed the opinion the State would not be interested in any property outside of sections 9, 16, and 17, as depicted on the map. He advised that Nevada State Parks is interested in acquiring federal property. The bulk of an 835-acre tract is in Carson City, together with an 80-acre tract just to the west. Member Perock suggested the main point of considering the entire City land base. "If we're going to do it, we should do it all at once."

Chairperson Hartman advised of the congressional delegation's posture, since the Clark County lands bill, that it all should be done in one bill with all issues addressed. He noted the issue of Tribal allotment grounds which should be included in whatever lands bill ends up being submitted. Member Scott expressed appreciation to Mr. Weaver for his attendance and to Member Perock for having invited him. He expressed the opinion that the map should include Lake Tahoe and "we get everything that Parks needs ... within Carson City on the acquisition list."

7:41:11) Eddie Mayo, a resident of Deer Run Road, expressed concern over the proposal to construct a shooting range one-half mile from his home. He advised that he hears the sound from the existing shooting range. "To bring it closer would be very uncomfortable." He advised that the proposal "will have a huge impact on people who live in that area." He further advised of having spoken to a few of the area residents,

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and expressed concern that "none of them knew about this proposal." He discussed with Mr. Guzman the importance of a public meeting with the area residents as the proposal would affect their quality of life, land values, and many other things. He expressed the opinion that holding a public meeting may affect the decision of the committee to include the property in the public lands bill. Chairperson Hartman agreed with the need to hold a sufficient number of public meetings. Mr. Mayo requested the committee members to read the letter he provided which was included in the agenda materials.

At Member Scott's suggestion, Mr. Guzman explained that City Manager Linda Ritter had requested Planning and Community Development Director Walter Sullivan to develop a citizen participation program. Upon his review of the draft lands bill map, Mr. Guzman suggested presenting it first to this committee because of the many pertinent properties, particularly on the west side. He expressed the belief that this committee and other pertinent advisory committees should be in agreement with the first draft of the lands bill map to be presented to the public. He emphasized "we are just beginning."

Mr. Guzman advised of having discussed the lands bill with Division of State Lands Administrator Pam Wilcox, who coordinated with other State departments to receive input. He further advised of having discussed the lands bill with Washoe Tribe representatives, who expressed no interest in addressing the problem of private land ownership in the area of the Carson River. He explained that the shooting range proposal had been initiated by members of the Trap Club as a way of resolving the problem of adjacent development. He acknowledged Mr. Mayo's concerns over the proximity of a shooting facility to residential areas. He noted the additional concern over wild horses in the area.

At Mr. Guzman's request, Ms. Bollinger noted the importance of management as an element of the lands bill. She advised of having discussed opportunities with Nevada Division of Forestry representatives, who advised her there is funding for projects. She anticipated being able to have a project implemented within two months. Suggested projects include spraying suppression agents on cheat grass, brush and tree thinning. Ms. Bollinger noted that Nevada Division of Forestry processes are quicker. State Historic Preservation Office and Threatened and Endangered Species surveys could be completed within 30 to 45 days. Ms. Bollinger advised that existing funding is available through June 2007, and that project funding is budgeted annually. She noted that these types of management projects would require a full-time Open Space Assistant position. Member Scott expressed support for a full-time position.

Member Scott inquired as to additional funding through the Southern Nevada Public Lands Management Act to be used for extended rehabilitation, erosion control, revegetation, etc. Chairperson Hartman requested Mr. Guzman to consider "flipping the tables" with the City ending up as the entity responsible for that portion of USFS lands within the area of the City's watershed. A management plan could be developed, including an EIS, and then the City could subcontract with the Nevada Division of Forestry or a separate contractor. Chairperson Hartman noted the thousands of acres over which the USFS and other federal and state agencies are responsible, and the priority given to the Lake Tahoe area. He further noted the importance of management of the interface properties.

Member Scott expressed the belief that a tremendous amount of safety can be incorporated with good management. He acknowledged the legitimate concern over the cost of fire fighting, but expressed the belief that the impact of fire can be tremendously affected by good management and a commitment to resource maintenance. "Everybody needs to know and wants to know what they can do and how they can be creating a safer environment in the interface areas." Member Scott noted the great deal of potential for

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an overall management plan to substantially reduce the potential and the cost of catastrophe over the course of time. He further noted that the City's resources would be well served by spending more on protecting them, and thus eliminating the possibility for more of the watershed above Ash and Kings Canyon Creeks to burn in the future. Following up on some of Member Perock's comments, he suggested a reasonably good chance for the City to experience problems from fires in the Tahoe Basin because of the inability to manage that resource. Managing in cooperation with Nevada State Parks which, in turn, will manage their portion "might provide a protection for Carson that we don't have right now from the west side."

Mr. Guzman noted the advantage of the City protecting its watershed versus having the watershed managed by another agency. In response to a question, Member Scott suggested the utility would directly benefit by an investment of more funding to manage the watershed, from both the Open Space Program and the utility, in that runoff time would be extended and could be utilized rather than operating wells. Watershed in good shape is needed for utility operations as well as for preservation of the open space view shed and lands identified by the public as priorities. Member Scott expressed the belief that the Open Space Program is moving toward more management and a greater need for management within this committee's purview in order to "put our money where our mouth is" as well as establishing management for public lands.

Chairperson Hartman recalled testimony from the Waterfall Fire Burn Area Emergency Response Team that the property which came through the fire with the least amount of damage was Bill Long's because it had been managed. He emphasized the importance of management and noted that the fire went through the bottom of the Long property but did not get into the crowns of the trees. He noted the amount of water lost down Ash Canyon Creek in the aftermath of the Waterfall Fire. He suggested considering cooperative projects with the Nevada Division of Forestry, and that the Utilities Division needs to consider them as well. He pointed out "this is not just an open space issue; it's a utilities issue."

Mr. Guzman acknowledged a clear understanding of the committee's direction with regard to the west side properties. In response to a question, he advised that resource management is not the purview of many of the other advisory committees. Staff will attempt to address each of the committee's direct purposes with regard to the lands bill. Mr. Guzman advised that once the advisory committees provide input, staff will begin a very detailed public participation process that will influence the final product. Chairperson Hartman cautioned against the perception that public input is irrelevant.

Member Lincoln inquired as to whether other options for the shooting range were considered, and why the suggested location is proposed. Chairperson Hartman advised that he had received no contact from any Trap Club member. He further advised that the range had been located in a couple different locations over the years. Mr. Guzman advised of having considered other areas; however, the proposed location was suggested by members of the Trap Club. He reiterated "it's way too early" to determine where the range will be located. The proposed location is being tested as a possibility. Mr. Guzman noted the group of residents present in the meeting room, and advised he anticipates hearing from other residents. Staff is just beginning to gather information. Member Perock expressed concerns over other activities which take place in the area of the proposed shooting range. In response to a question, Mr. Guzman advised that the City Engineer has many concerns over access. He acknowledged the concept includes any legal weapon, and advised that all the concerns will be considered in developing a recommendation.

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In response to a question, Mr. Guzman reviewed the Area 3 map which was displayed in the meeting room. Chairperson Hartman called for additional public comment. (8:08:53) Marilyn Payne, a resident of Persia Road, expressed appreciation for the committee's interest in public input. She advised that the area proposed for the shooting range is heavily used by a wild horse herd, equestrians, pedestrians, etc. She noted the existing rifle and pistol range across the River from her property and advised that she hears the noise. She advised of two fires which "have been caused by ricocheting bullets from that particular rifle range." She expressed concern over the potential fire danger of an additional shooting range. She advised that the Bureau of Land Management advertises the proposed area for Christmas tree cutting "because they actually like to thin that area from some of the pinion trees." She commented "it is not a wasteland over there," and reviewed the recent sale prices of adjacent properties.

(8:13:04) Jon Nowlin expressed disagreement with discussion which took place at the August 3rd meeting regarding exchange of watershed lands. He expressed the belief that the community should invest more money in protecting the watershed, including the responsibility of owning the watershed. He endorsed the comments of various committee members with regard to actively managing watershed lands, working with the Utilities Division to combine resources with State agencies to protect the watersheds.

(8:14:35) Rob Potter inquired as to the reason for relocating the shooting range. Mr. Guzman explained that the main reason is adjacent development. Additionally, the economic value of the land makes justifying the recreation facility in the location difficult. Chairperson Hartman clarified Mr. Guzman's comments were specific to the trap range. In response to a question, Mr. Guzman explained the concept to incorporate all forms of recreational shooting at the proposed location. Mr. Potter suggested an alternative location. Member Scott suggested discussing a regional shooting facility with Lyon and Douglas County representatives. Chairperson Hartman referred to the Clark County Lands Bill, and discussed development of a joint regional shooting facility.

(8:18:05) Donna Curtis advised that the Parks and Recreation Commission had reviewed a proposal for development of a regional shooting facility. She expressed an interest in "this conversation" being "translated fairly quickly to the Parks and Recreation Commission." Chairperson Hartman explained the difficulty in incorporating a trap range into any indoor facility.

(8:19:27) Marilyn Payne discussed the shooting range used by law enforcement, and suggested this as a possible central location.

In response to a question, Mr. Guzman advised that the shooting facility could also include archers. He reiterated that the Trap Club has taken the initiative in the proposal, and advised that the other shooting facility users are "listening carefully." Chairperson Hartman discussed the need for at least one square mile of area to accommodate all the uses.

(8:21:25) In response to a question, Mr. Guzman advised that the City owns the facility on Arrowhead "provided we use the facility to shoot." Converting the property to some other use would revert ownership to the federal government. The lands bill requests for the federal government to allow the City to own the land, to sell it, and to keep the sale proceeds for allocation to a new facility. Ownership of the rifle range is similar. Mr. Potter suggested selling the properties and developing a regional facility with Douglas and Lyon Counties. He emphasized that the facility should not be in Carson City.

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Member Scott referred to the areas east of the map, essentially BLM and Tribal allotment properties, and suggested considering restrictions such as mining entry, usage of existing trails and roads, etc. Chairperson Hartman suggested that the first step will be for the Bureau of Land Management to remove consideration of use for any mining purposes. Member Perock referred to Vice Chairperson Jacquet's comments, at the August 3rd meeting, to place designations on certain properties. Member Scott suggested the lands bill is a more expedient way to designate properties.

Ms. Bollinger referred to the Deer Run Road property addressed in Mr. Mayo's letter, and advised that the Bureau of Land Management actively manages a wild horse herd in the area. Chairperson Hartman referred to the "out-of-the-box ideas" discussed earlier, and requested Mr. Guzman to look into them. Mr. Guzman acknowledged an understanding of the committee's direction.

3-B. ACTION TO REVIEW AND RECOMMEND TO THE BOARD OF SUPERVISORS A CONSERVATION EASEMENT WITH MR. MICHAEL FAGEN REGARDING THE HORSE CREEK RANCH MEADOW PROPERTY LOCATED AT KINGS CANYON ROAD, APPROXIMATELY THREE MILES FROM THE PAVED TERMINUS (6:03:19) - Mr. Guzman reviewed the staff report and the provisions of the draft conservation easement, which was included in the agenda materials. He explained an additional issue related to the appraisal in that the Internal Revenue Service requires Mr. Fagen to pay for the appraisal. Mr. Fagen has engaged the services of Appraiser Bill Kimmel. The City will, in turn, either have the appraisal reviewed by an independent appraiser or have an independent appraiser conduct a separate appraisal. The appraisal will consider value of the property with all development rights, then consider the value of the property based on development rights disposed of by Mr. Fagen. The difference in the two values will constitute the value of the conservation easement.

In response to a question, Mr. Guzman reiterated that IRS regulations require Mr. Fagen to pay for the appraisal. Member Scott expressed an interest in Mr. Fagen's comments. Mr. Guzman acknowledged that the lodge, the residences, the caretaker's residence, and the existing structure will be considered as part of the appraisal. Chairperson Hartman noted this would be allowable within the context of Mr. Fagen retaining the appraiser. Mr. Guzman advised of the provision that Mr. Fagen understands the lodge may never be constructed. Mr. Fagen has requested the ability to construct the two houses, the sizes of which increase if the lodge cannot be constructed. In response to a question, Mr. Guzman advised of having discussed this provision with Mr. Fagen prior to the start of the meeting. Member Scott presumed that if some sort of agreement is reached, the appraised value would not have to be revisited at some point in the future if the lodge cannot be constructed. Chairperson Hartman invited Mr. Fagen to the meeting table.

(6:12:47) Mr. Fagen advised that the lodge would be a not-for-profit operation to be used for weddings, by civic and religious groups, etc. He expressed a desire for the lodge to be self-supporting, but advised he would not profit from it. "It's just a way to share this beautiful piece of property with the community and keep it up." Mr. Fagen advised that the lodge is envisioned to accommodate 20 to 30 people on an overnight basis, and 150 to 200 people on a day-use basis. He explained that he has two children. Depending upon his estate plan, he advised of the desire to give half the property to one child and half to the other. The easement would run with both parcels if the subdivision takes place, and each child would have the right to build a house if there were nothing on half of that. Mr. Fagen envisions a north / south division down the middle of the meadow. He advised that the caretaker's residence would be integrated with the shop so as not to be a separate building. He advised of the original idea for a lodge with a few rooms and some cabins behind it. He has since moved away from this idea to minimize the footprint as

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Carson City is a fire environment, "and there are only so many things you can do to mitigate that fire environment." He emphasized the importance of residents realizing the risk involved in building a home in a wild land urban interface area. He explained that the fuel model is relatively easy to control at the present time because of the recent burn, but noted the history of fire in the area. The fuels management plan, which is in the process of being reviewed by Fire Department personnel, addresses many of the concerns raised by Member Lincoln. Chief Giomi cautioned against emphasizing any one type of fuel management method. He discussed the importance of providing the opportunity to use "the proper fuel management technique as opposed to a preferred method." While sheep grazing may be effective today, as the fuel environment changes, it may not be as effective in 10 to 20 years. Chief Giomi advised that protecting the subdivision entirely will be a challenge and will require an intensive effort on the part of community fire fighting resources. He clarified that protecting the subdivision will likely be less intense, given the modifications that Syncon is willing to make, than some of the community's existing subdivisions. Vice Chairperson Jacquet thanked Chief Giomi, and called for a vote on the pending motion. **Motion carried 5-0.** Vice Chairperson Jacquet recessed the meeting at 6:55 and reconvened at 7:02 p.m.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THE MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY, WHICH CONSISTS OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (7:02:13) - Mr. Guzman introduced Ms. Ritter, Chief Giomi, Mr. Plemel, Mr. Krahn, Ms. Bollinger, and Consultant John McLain. He provided an overview of the recommendations regarding the Silver Saddle Ranch provided by the Carson River Advisory Committee and the Parks and Recreation Commission. He reviewed the federal lands bill public meeting schedule, and provided an overview of the agenda materials. Ms. Ritter explained the public process associated with the proposed federal lands bill map, and advised that the map will be presented to the Board of Supervisors on November 16th.

Mr. Guzman provided a detailed overview of the proposed federal lands bill map which was displayed in the meeting room. He pointed out an approximate twenty-acre parcel proposed for development of the City's eastern gateway. Vice Chairperson Jacquet discussed the gateway concept as delineated in the open space master plan element. Mr. Guzman clarified the purpose for designating the parcel is to take the opportunity to request the land. No design concepts have been proposed at this time, and there are other mechanisms, if necessary, to acquire a gateway parcel. Ms. Ritter explained the concept of a gateway to provide an area of limited parking which overlooks the City and includes informational kiosks. The proposed twenty-acre parcel may also provide a buffer for fuels mitigation.

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Mr. Guzman reviewed that portion of the staff report related to acquisition of the Silver Saddle Ranch for the purpose of a regional park. He advised that both the Carson River Advisory Committee and the Parks and Recreation Commission endorsed the concept of a regional park. He provided an overview of comments and input with regard to the same. He discussed the possibility of including Prison Hill in the federal lands bill map. Member Perock pointed out that use of the Prison Hill area by OHVs is fairly well established, and inquired as to impacts to the users. Mr. Guzman advised that management of the lands will be more analogous to the Parks and Recreation Department than to the Open Space Program. He noted past management agreements, such as for the Moffat property, entered into between the Open Space Program and the Parks and Recreation Department.

Mr. Guzman discussed the responsibility of management and maintenance which goes along with this committee's recommendation to the Board of Supervisors that certain lands be retained in City ownership. He reviewed staff's recommended action. Member Perock expressed the opinion that a combination of public works and open space funding should be allocated toward management of watershed properties. Mr. Guzman acknowledged this possibility, and reiterated that ownership of the lands will also include a maintenance responsibility. Member Riedl discussed the intent of the committee's recommendation to convey the importance of retaining Carson City lands, and of the need for a comprehensive management plan that benefits open space as well as public works.

Mr. Guzman pointed out the route of the V&T Railway on a displayed topographic map. He advised of having been approached by Mr. Bertagnolli inquiring as to the interest of the Open Space Program in some of his properties. Vice Chairperson Jacquet noted that the River corridor and the V&T Railway route had not been previously identified on the proposed federal lands bill map. He suggested the V&T project is of equal importance to the concept of a regional park. In response to a question, Mr. Guzman advised that the federal lands bill process is not very far along, and that City officials are very interested in input not previously considered. In response to a comment, he provided an overview of the Southern Nevada Public Lands Management Act ("SNPLMA"). He discussed the possibility of using SNPLMA funds to purchase lands along the Carson River for park development, protection of environmentally-sensitive land, or acquisition of properties adjacent to the V&T Railway.

Mr. Guzman pointed out the location of, and described the purpose for including, polygon #30. He requested the committee to provide a recommendation with regard to this property. Mr. Plemel clarified that the comprehensive master plan designates polygon #30 as conservation reserve consistent with the BLM's recreation and public purpose designation. He explained that the recreation and public purpose designation is distinctly different from the BLM's open space designation, but that the area connects to the Prison Hill recreation area designated by the BLM as open space. He advised that Division of Housing representatives understand any proposed project would be subject to City processes. He acknowledged the proposal for the property to be transferred from United States ownership to State of Nevada ownership. He emphasized that transfer of ownership would not constitute approval of a project by the City. In response to a question, he advised that polygon #30 is designated on the map as a result of conversations between City and Division of Housing representatives. He further advised that residential development of the property would require a master plan amendment. Mr. Guzman advised that Division of Housing representatives have discussed their proposal with BLM representatives. BLM representatives are neutral

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on the issue. In response to a question, Vice Chairperson Jacquet advised that the transaction between the State and the BLM would be through SNPLMA. Vice Chairperson Jacquet opened this item to public comment.

(7:41:08) Leonard Swisher expressed opposition to the proposed acquisition of polygon #30 by the State. He advised of having circulated a petition among residents of the area, and expressed the further opinion that the proposed use of the land for "HUD-type financed housing" would be inappropriate "next to all the upscale homes that are there now." He expressed a preference for the property to remain in open space as an addition to the Prison Hill recreation area to be managed by the City.

(7:42:35) Joe Childs noted 16 different parcels which "aren't necessarily suited for the Open Space Program." He requested the committee to refrain from providing a recommendation on those parcels proposed for economic development.

In response to a question, Mr. Guzman explained staff's recommended action and requested the committee members to provide input on the entire proposed federal lands bill map.

(7:44:33) Kathi Lawrence introduced herself for the record. In response to a question, Mr. Guzman advised of no intent to further amend the map until it is presented to the Board of Supervisors. All recommendations will be presented to the Board of Supervisors. Ms. Lawrence requested that parcel #30 remain in BLM ownership or be transferred to the City to be incorporated with the regional park concept for Silver Saddle Ranch. She expressed the opinion that the parcel is an inappropriate location for high density housing.

In response to a question, Mr. Guzman reminded the committee of the purpose of the lands bill to determine properties which are suitable for the uses proposed. He reiterated the request for the committee members' input on the entire proposed federal lands bill map. He noted the importance of not missing an opportunity to identify properties as part of the lands bill. Mr. Guzman acknowledged that parcel #33 had been historically identified for more intensive development. He provided background information on past proposals for the parcel, and citizen input to leave the parcel "as the gateway into Prison Hill." Discussion took place regarding parcel #33.

(7:52:28) Ms. Lawrence referred to the Resource Concepts, Inc. reports and noted that both parcel numbers 30 and 33 are recommended for either open space or residential development under City ownership. Mr. Guzman acknowledged that the federal lands bill properties will be requested for transfer at no cost. In response to a further question, he discussed the purpose for the public meetings scheduled over the next few weeks. He advised that each citizen's comments would be well documented.

Vice Chairperson Jacquet called for additional public comment and, when none was forthcoming, requested input of the committee members. In response to a question, Mr. Guzman reviewed a rough estimate of the acreage to be requested through the federal lands bill. **Member Riedl moved to recommend that polygons 1 through 5 be kept under Carson City ownership with the caveat that some changes to ownership be allowed to create bigger blocks of Carson City land, i.e., a no net loss or gain to the**

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USFS between parcels 1 through 5; and that in the future the Open Space Advisory Committee offer its financial support to develop a maintenance agreement through other means, such as to manage the property for open space and to contribute a portion to that management. Member Perock seconded the motion. Member Riedl responded to questions in clarification of the motion. In response to a question, Ms. Ritter advised of the expectation that an agreement would go along with contributing financially to maintenance. Vice Chairperson Jacquet suggested an amendment for an understanding to be included in the agreement that the lands would be managed as open space. Member Riedl so amended his motion. Member Perock continued his second. Motion carried 5-0.

Member Riedl moved to recommend that the Board of Supervisors give strong consideration for the request of polygon #6 to become part of a transfer from U.S. Forest Service ownership to Carson City ownership; this action will tie other Carson City properties, presently isolated. Member Lincoln seconded the motion. Motion carried 5-0. In response to a question, Mr. Guzman explained the language of the recommended action to incorporate City-owned property and property dedicated by John Serpa at the time Timberline was developed. Chief Giomi advised that timber land is among the most expensive to manage and on which to extinguish fires. Ms. Ritter advised that the Board of Supervisors will be looking to the Open Space Program for funding. Member Perock noted recent discussions which indicate the intent of the committee to move away from acquisitions into management.

Vice Chairperson Jacquet read into the record staff's recommended action regarding the Silver Saddle Ranch property. Mr. Guzman acknowledged that the concept of a regional park includes more intensive development than that which currently exists at the Silver Saddle Ranch, and potentially greater than the existing Silver Saddle Ranch management plan. Vice Chairperson Jacquet suggested considering the issue of an existing historic ranch within the City limits, easily accessible and representative of high quality open space for generally passive recreation versus moving toward more developed property. He expressed concern because there is no "offset anywhere in this bill in terms of what else are we going to do for those citizens and that part of the community that relied on Silver Saddle for that passive recreation opportunity." He noted the possibility of acquiring the Anderson / Jarrard properties which are adjacent to the Silver Saddle Ranch. He expressed additional concern over isolating decisions and actions to the Silver Saddle Ranch "when in fact the likely future will be that the City will own Jarrard / Anderson as a parcel of land that's of similar character."

(8:11:21) Parks and Recreation Commission Chairperson Donna Curtis provided an overview of the parks and recreation commission's recommended action.

In response to a question, Mr. Guzman provided a definition of regional park and referred, as examples, to the Rancho San Rafael and Bartley Ranch facilities in Washoe County. Member Riedl described the mixed-use nature of Rancho San Rafael Park. He expressed understanding for Vice Chairperson Jacquet's concerns in that "there is quality open space here that should not be developed into active recreational uses." He suggested encouraging acquisition of the property to be developed as a mixed-use open space and recreational regional park. Discussion followed. Member Lincoln expressed the opinion that acquiring parcel 40 would serve the City well. She expressed support for the recommendation to keep it as open as possible, but suggested the Board of Supervisors consider the property for management by the Parks and

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Recreation Department. Additional discussion took place and Member Lincoln moved to recommend that the Open Space Advisory Committee is in favor of the inclusion of the Silver Saddle Ranch property in the lands bill for its possible future development and management as a regional park, with an emphasis on open space. Member Fischer seconded the motion. Mr. Krahn expressed the opinion that the proposal, presented both to the Carson River Advisory Committee and to the Parks and Recreation Commission, had a balanced approach. He provided an overview of the same. Vice Chairperson Jacquet noted the committee's perspective that open space is irreplaceable. He commented that the Silver Saddle Ranch serves a number of people, and requested staff to give careful consideration to future development. He called for a vote on the pending motion; motion carried 5-0.

Vice Chairperson Jacquet discussed the benefits to including Prison Hill in the federal lands bill, and discussion followed. Member Perock moved that the Open Space Advisory Committee is in favor of including Prison Hill as an area to be added to the Silver Saddle Ranch, including parcels 30 and 33 as they adjoin Prison Hill, and emphasis should be on trails, natural areas, preservation of habitat, and scenic quality. Member Fischer seconded the motion. Mr. Guzman advised that public works is considering a parcel in the area for construction of a water tank. Member Perock amended his motion to exclude the water tank and existing utilities. Member Fischer continued his second. Mr. Krahn explained the purpose of staff's recommended action. Vice Chairperson Jacquet called for a vote on the pending motion; motion carried 5-0.

Member Riedl moved to include the 20-acre parcel identified near Lyon County on Highway 50 for proposed acquisition through the federal lands bill to accommodate the proposed gateway in the open space master plan element. Member Fischer seconded the motion. In response to a question, Mr. Krahn pointed out the parcel on one of the displayed maps. Member Riedl responded to questions of clarification, and amended his motion to propose obtaining at least 20 acres adjacent to Highway 50 so that there is sufficient room for gateway development. Member Fischer seconded the amendment. Motion carried 5-0.

Mr. Guzman requested the committee to take action on a general recommendation on all the things not specifically discussed. Vice Chairperson Jacquet proposed the following motion: to consider that the City go to the congressional delegation with the concept of using SNPLMA funds to directly acquire lands in the Carson River corridor and other locations for open space and parks. Discussion followed, and Member Fischer moved Vice Chairperson Jacquet's suggested motion. Member Perock seconded the motion. Motion carried 5-0.

Member Riedl moved that, with regard to the other parcels for which open space opportunities are not being pursued, the committee supports staff's recommendation to the Board of Supervisors on the overall concepts. Member Fischer seconded the motion. Motion carried 5-0. Vice Chairperson Jacquet recessed the meeting at 8:39 p.m. and reconvened at 8:48 p.m.

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OWNERSHIP MAY BE EXCHANGED AND/OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (6:02:05) - Mr. Guzman introduced Mr. Plemel, Ms. Ritter, Mr. Moellendorf, and Ms. Madden. He provided background information on this item, and an overview of the staff report. He referred to the federal lands bill map which was displayed in the meeting room, and advised that polygon #1 had been split. Nevada State Parks has requested transfer of polygon 1A, and polygon 1B has been recommended for retention by Carson City. Mr. Guzman pointed out the parcels recommended for management by the City. Member Perock suggested that Mr. Guzman contact the Nevada State Parks Administrator to discuss other parcels in which Nevada State Parks may be interested. In response to a question, Mr. Guzman pointed out parcels between the Lake Tahoe watershed and the upper end of Ash/Kings Canyons. In response to a further question, Mr. Guzman advised that polygon 1A is proposed to be gifted to Nevada State Parks by Carson City and managed as part of the Nevada State Parks system. Chairperson Hartman inquired as to Nevada State Parks lands management practices. Mr. Guzman advised that Nevada State Parks has a "very ambitious program." He pointed out project areas on the displayed map, and described forest management methods. He pointed out rehabilitation project areas addressed by the U.S. Forest Service and Nevada State Parks. In response to a question, he advised he would research Nevada State Parks lands management budgets. In response to a further question, he pointed out the route used to access polygon 1A.

In response to a question regarding the management cost tables included in the agenda materials, Mr. Guzman corrected a typographical error. He advised that one of the tables follows the recommendation of the draft map and the other accounts for all parcels and their management costs. In response to a further question, he reviewed the management costs. He responded to additional questions regarding costs associated with managing parcels 1A and 1B. He acknowledged a substantial increase in the management costs than has historically been allocated to the parcels. Member Riedl noted that a very high level of management is being considered. In response to a comment, Mr. Guzman advised that the management costs reflect the highest level of land management methods on all lands owned by the City

(6:24:09) Ms. Ritter explained that the calculations are based on an annualized cost for work to be done every five years, but the funding should accumulate every year. Chairperson Hartman noted that parcel 1 represents "the premier watershed area" of the community. He inquired as to increased costs borne by the water utility as a result of the Waterfall Fire. Ms. Ritter acknowledged the costs, and suggested the Waterfall Fire may still have occurred considering the length of the drought and the conditions which existed at the time of the fire. Chairperson Hartman pointed out that, in addition to the visual aspect of the property, its use as a watershed from the community's standpoint is the biggest asset. Ms. Ritter advised that participation by the Utilities Division has been considered. Chairperson Hartman discussed the importance of protecting the community's watershed, and couldn't see any reason for ever turning the property over to the U.S. Forest Service. He suggested managing the property according to its watershed and visual values, and the possibility of considering a cooperative agreement with Nevada State Parks. He expressed opposition to giving up watershed property anywhere in the community. Member Perock provided historic information on the State's acquisition of Marlette Lake.

Member Scott expressed a willingness to consider the Nevada State Parks request, but disagreement for including the parcel in the federal lands bill. He expressed concern over the watershed issue as far as continuity of Carson City's management. He referred to the management cost estimates, and suggested

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they are "far enough above the ideal to really color the whole picture" in a way that may not be objective in terms of substantially upgrading past management practices and providing the kind of protection needed to minimize fire susceptibility. Member Perock agreed that any transfer from the City to the State should be done in the form of a bill draft request. Mr. Guzman explained that clarity is the purpose for including the request at the time recommendations are presented to the Board of Supervisors. In the end, there will be one federal lands bill map representing the City's recommendations.

Mr. Guzman noted the importance of parcel 6 in that it will tie together other City properties. He advised of the expense associated with maintaining parcel 6 as it interfaces with the Lakeview subdivision and with a road. He described the location of parcel 6, and acknowledged that it is also forested watershed property. He acknowledged the committee's recommendation to manage all the pieces previously identified as parcel 1. Member Scott inquired as to the parcels which make up the Borda Meadow, and Mr. Guzman pointed them out on the displayed map. He described the characteristics of the property, and advised of Member Scott's suggestion to include the parcels in the federal lands bill request. Member Scott described the parcels as "a jewel for Carson City," and noted their importance to the community's watershed. He acknowledged additional costs associated with acquiring additional land, but reiterated the opinion that the parcels represent an asset for the City. Mr. Guzman advised that Mr. Borda had also expressed an interest in including the parcels in the federal lands bill. Chairperson Hartman provided historic information on acquisition of the parcels, and advised that the original deal intended for the City to own the parcels. Ms. Bollinger advised that Mr. Borda had communicated those exact words in a conversation which took place earlier in the day. Chairperson Hartman noted that nothing has been done to manage the property. Mr. Guzman advised he would identify the parcels on the draft map. Member Scott suggested the parcels could also be valuable for flood plain management. He noted the multiple potential benefits of open space in the community's watershed areas. Chairperson Hartman advised of a small reservoir on the property.

Mr. Guzman continued reviewing the staff report in conjunction with the displayed federal lands bill map. He acknowledged the possibility of a regional shooting facility, and discussed property being considered by the users. Member Scott expressed an interest in comments and recommendations provided by other advisory committees. Mr. Guzman provided background information on the citizen participation program associated with the federal lands bill map. He discussed the regional park facility proposed for the Silver Saddle Ranch, the recommendation to designate parcel 40 as a recreation / open space area, and the recommendation to include Prison Hill. He pointed out parcels to which Public Works officials have agreed to consider allocating funding. He responded to questions regarding management costs estimated for Silver Saddle Ranch and Prison Hill. He discussed comments and recommendations received regarding parcels 30 and 33. Chairperson Hartman called for public testimony.

(7:00:50) Tom Keeton expressed the belief that the City should acquire as much property as possible in consideration of having no control over the future disposition of federal lands. He acknowledged considerations associated with management funding, and expressed an interest in reviewing the management cost estimates. He read into the record the Parks and Recreation Commission's motion, and advised that it had passed unanimously. He noted that the Parks and Recreation Commission's action supported the positions expressed at the October 25th Planning Commission meeting and the November 1st Carson River Advisory Committee meeting. With regard to management cost estimates, Mr. Keeton expressed the opinion that the BLM is not currently doing a "Cadillac job" of management. He expressed

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He further opinion that the City can do better without doing a "Cadillac job." In consideration of management costs, he suggested prioritizing according to what can be done within the budget. He reiterated a preference for the City to acquire as much of the federal land as possible and then "find a way to pay for it." He expressed an interest in hearing more about relocation of the rifle and pistol range.

Chairperson Hartman called for additional public comment; however, none was forthcoming. He referred to the management costs included in the agenda materials, and advised of having carefully reviewed them. He noted a great number of parks and recreation and utility uses, and the identification of only "one pocket" of funding. He further noted multiple uses designated for the parcels, including the potential for future trails, existing trails, or a primary use for trails. Mr. Guzman acknowledged that the estimated costs don't account for participation. Chairperson Hartman expressed the belief that active management of the watershed benefits the Utilities Division and the community, and that the Utilities Division should participate. He expressed an interest in calculating a reasonable allocation. He acknowledged the need to switch the focus of the Open Space Program from acquisition to management, but noted the importance of sharing costs appropriately. He advised of a variety of issues regarding the liability set aside, but that he would discuss them at a future meeting.

Member Scott concurred, and noted benefits to the storm drain utility, the water utility, the Open Space Program, and parks. He expressed the belief that the Open Space Program should take the lead and "perhaps even provide the bridge" that allows for reconciliation of relative benefits and merits. He expressed the opinion the federal lands bill represents a one-time opportunity. Considering federal budgets, management potential by federal agencies is only going to get worse. "This is the opportunity to bring things closer to home ... bringing with it the accountability as well as the fact that we're going to have to be the managers or ... part of the management team." Member Scott advised this was his perception of the feedback received from the community over the years. "It's a put your money where your mouth is situation," and Member Scott expressed a willingness to do so. He clarified that the management cost estimates provide an idea of management techniques and a place to start.

Vice Chairperson Jacquet inquired as to whether the federal lands bill proposal will benefit the Open Space Program in the end. Mr. Guzman expressed the belief that the opportunity is unique and that the City is capable of more effectively managing the land and being more accountable for the outcome. He expressed the further belief that the process will net a "substantial amount of lands" that do deserve to be considered within the category of open space. Chairperson Hartman agreed with Mr. Guzman, and expressed opposition to being "hamstrung like we were with the Waterfall Fire." He commented that events such as the Waterfall Fire require rapid and decisive action. To consider not being able to manage the watershed would be a disaster for the community, particularly with regard to one of its most important resources. Chairperson Hartman expressed the belief there is no question the City will be more capable of managing the lands. He expressed support for entering into an overall management agreement with the U.S. Forest Service wherein the City could accomplish the necessary EIS requirements and then manage the watershed.

Member Riedl commended staff for developing the management cost estimates. He expressed a preference for overestimating costs at the present time. He suggested the cost estimates can be pared down after determining the maintenance responsibility of other departments, and developing a comprehensive funding plan. He expressed a willingness to provide the emphasis behind the funding plan. He discussed the importance of effective management, and suggested investing in management system software. He advised that effective management will yield a return of lower costs. Member Scott reviewed and discussed costs

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associated with the brush hog. He noted a number of utilities lands which had not been included in the federal lands bill that should be incorporated into an overall management concept. He suggested the need for considering a more comprehensive open space / watershed management plan.

Mr. Moellendorf commented that the discussion represented a starting point. With regard to management funding, he acknowledged the focus on the Open Space Program because much of the land has primarily open space potential. He agreed with the suggestion to begin defining maintenance responsibility, and assigning costs accordingly. He advised that the areas which have a higher potential for parks and recreation use now will be considered open space until they become actively managed. At that time, those management costs may be shifted to parks and recreation. "At this point, it's almost too general and we haven't really identified the distinctions ... to really sort those items out ..." Mr. Moellendorf expressed appreciation for the discussion, and agreed that assigning costs will need to be considered in the very near future. Member Scott expressed the opinion that the public would reaffirm a small increment, at the storm drain utility level or at the water bill level, as potentially a huge benefit when coupled with a significant majority of the cost being funded from the Open Space Program. He expressed no objection to the concept that it may take a while for that portion of a funding mechanism to be put in place, and for committing open space funding, in the short term, to serve as a bridge to that point.

In response to a question, Mr. Guzman advised that the advisory committees' recommendations to the Board of Supervisors are cumulative. He expressed the opinion that "99 percent" of this committee's recommendations are reflected in the federal lands bill map. He reviewed the Parks and Recreation Commission's recommendation, and the recommended action outlined in the staff report. In response to a comment, Mr. Guzman read into the record written comments from Eddie Mayo. He reviewed needed actions by the committee. Chairperson Hartman expressed a preference for managing polygon 1A, continuing to work with Nevada State Parks to develop a joint management agreement, and submitting a bill draft request at the next legislative session. Mr. Guzman reviewed action taken by the committee at the October 16th meeting.

Discussion took place regarding possible action, and Chairperson Hartman entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors approval of the federal lands map draft 2, with the following exceptions: that polygons 1A and 1B remain in Carson City ownership and pursue a bill draft to potentially consider a joint use agreement with Nevada State Parks on polygon 1A; that polygons 27, 28, 29, and 39 be included for acquisition by Carson City; and that the Borda Meadows, including the back side of C-Hill and the C, be included for acquisition by Carson City.** Vice Chairperson Jacquet recommended an amendment to qualify transfer of polygons 27, 28, 29, and 39 for the purpose of open space recreation and trail use. **Member Riedl agreed and so amended his motion. Member Perock seconded the motion.** Following discussion, **Member Riedl further amended his motion to either retain or acquire from the U.S. Forest Service polygons 2, 3, 4, 5, 6, and 7. Member Perock continued his second.** Member Riedl responded to questions of clarification. Chairperson Hartman restated the motion, and called for a vote. **Motion carried 7-0.**

Discussion took place regarding the management cost estimates, and Chairperson Hartman referred to a previous suggestion to work with other departments to develop a joint management plan. In response to a question, Mr. Guzman advised that Open Space Program funding can be allocated to properties owned by the Open Space Program. He referred to Waterfall Fire rehabilitation projects on which he and Ms. Bollinger have worked. Member Riedl expressed difficulty in committing funding until a comprehensive

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plan is developed, especially since no information was provided on the recommended \$1 to \$3 million set aside. He suggested the cost estimates are reasonable based upon some comprehensive shared cost plan to be determined and reviewed by this committee prior to budgeting funds. Member Scott suggested separating the operation and maintenance concepts from the fire suppression set aside. He noted that the committee, through Open Space Program staff, has provided a significant benefit in fire-related rehabilitation, analysis, and other work to properties already owned by the City. He acknowledged the concern over financial responsibility for future fire, and expressed the opinion that the Open Space Program has already proven reliability. He further acknowledged that additional management will be required with acquisition of additional land. He expressed a hesitancy to discuss a \$1 to \$3 million set aside "without a whole lot more information on which to base any ... decision." He expressed a willingness to consider a statement addressing operation and maintenance of lands which may be acquired, subject to individual or collective parcel plans, so that appropriate treatments can be administered in a logical manner. He advised of available funds for fire rehabilitation over the course of the next couple years, and suggested that work needs to continue in that area. He concurred with Member Riedl's comments, but suggested providing a recommendation to the Board of Supervisors in terms of management commitment. **Vice Chairperson Jacquet moved to recommend to the Board of Supervisors that Open Space funding is available for management of transferred federal lands that become part of the Open Space Program. Member Fischer seconded the motion.** Chairperson Hartman commented that the purpose of the federal lands bill is not to reallocate risk or liability. He expressed a willingness to manage lands in such a way as to avoid catastrophe in the next fire. He called for a vote on the pending motion; **motion carried 7-0.**

Mr. Guzman acknowledged that this committee would likely have a say in the future disposition of lands to which Open Space funding had been allocated for management and fire suppression. He advised that Public Works Director Andrew Burnham has expressed a willingness to allocate funding to cover the proportional share of utilities costs. Mr. Burnham concurs with Carson City retaining ownership of watershed lands. Chairperson Hartman expressed the opinion that the citizens understand the significance of the watershed lands to the community. He agreed that Public Works Department representatives also understand the significance and have expressed support for retaining watershed lands.

In response to a question, Chairperson Hartman advised that the Open Space Master Plan element provides for the opportunistic acquisition of property pursuant to the stated priorities of the master plan. He expressed the belief that a great deal of attention has been and continues to be devoted to River properties. He noted the significance of the view shed, as a stated priority of the master plan, and the priority of rehabilitating the west side in the aftermath of the Waterfall Fire. Member Scott expressed a reluctance to prioritize properties, and the opinion that, with management planning and financial prioritization, he "would want to take on everything." He reiterated a willingness to take on the responsibility of management with the assistance of "other beneficiaries." He expressed a preference for "all of the above." Mr. Guzman advised he would convey the committee's sense of priority. Vice Chairperson Jacquet recalled that the Open Space Master Plan element designates the Carson River, hillsides, and irrigated farmland as priorities but not in any particular order. Chairperson Hartman agreed based on the opportunistic provisions of the master plan.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE USE OF SHEEP FOR FUELS REDUCTION WITHIN THE CARSON RANGE FOOTHILLS (7:55:04) - Ms. Bollinger reviewed the staff report. She responded to questions regarding last year's project, and recommendations for the upcoming year. She

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G-6. ACTION TO PROVIDE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE FEDERAL LANDS BILL MAP WHICH WILL BE USED AS THE BASIS TO CREATE A FEDERAL LANDS BILL FOR CARSON CITY, CONSISTING OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (5:45:39) - Chairperson Peery reconvened the meeting and introduced this item. Mr. Plemel introduced Park Planner Vern Krahn, Parks and Recreation Department Director Roger Moellendorf, Open Space / Property Manager Juan Guzman, and Fire Chief Stacey Giomi. Mr. Plemel reviewed the staff report and the maps displayed in the meeting room.

Mr. Guzman provided a detailed overview of the lands bill map which was displayed in the meeting room, and reviewed the October 19, 2006 memo attached to the staff report. Mr. Krahn reviewed the action taken by the Parks and Recreation Commission to designate the Silver Saddle Ranch as a potential regional park in the federal lands bill. He referred to the parks and recreation master plan and the unified pathways master plan elements, and reviewed the proposed lands bill map in conjunction with future parks and recreation facilities. He discussed the proposal to relocate the existing trap range, and to develop a regional shooting facility. Mr. Guzman pointed out, on the displayed map, 20 acres proposed for development of the City's eastern gateway. He discussed property adjacent to the landfill and fronting Highway 50 which may be appropriate for economic development. Mr. Plemel reviewed and discussed the parcels designated for economic development. He advised of three public workshops, and referred to written comments provided to the commissioners and staff prior to the start of the meeting. He provided background information on the parcel proposed for work force housing.

In response to a question, Mr. Guzman advised that the proposed federal lands bill map only reflected staff's initial recommendations. Staff will receive all the input from the advisory committees and the public and develop a recommendation to present to the Board of Supervisors. In response to a question, Mr. Guzman advised that the lands to the north of Centennial Park were considered for inclusion in the federal lands bill and later dropped because the use, which is principally trails, can be achieved under BLM ownership. He further advised that, earlier in the day, City Manager Linda Ritter requested staff to reconsider lands which can be used for the same purpose without being in City ownership. Owning the lands will require a significant amount of funding to be allocated for management. The City Manager has requested staff to designate "exactly what it is [we] want for what purpose" and to indicate how it will be maintained.

Vice Chairperson Kimbrough discussed the importance of parcels 27 and 28 as access points to the Carson River, and requested reconsideration of parcel 28. He acknowledged that parcels 27 and 28 should be requested for transfer from BLM to Carson City for management, especially in light of the V&T Railway corridor. He inquired as to the possibility of land swaps between private owners and the BLM which would

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provide the private owner a "beneficial piece of property in trade for that River corridor." He suggested the possibility may represent an opportunity the City would never have and may broaden the BLM proposal. Mr. Guzman discussed a proposal which seems to be gaining momentum, to ask Congress for Southern Nevada Public Lands Management Act funding to purchase River properties, including the Serpa, Bently, Anderson, and Jarrard properties. In addition, consideration has been given to requesting funding to purchase lands for parks and recreation facilities with the idea of convincing the present or future owner of the Lompa property to sell 40 acres for the purpose of park construction.

Vice Chairperson Kimbrough inquired as to "creative ways" to construct fire stations on the west and east sides of town "for quicker access to these portals." Chief Giomi advised of having considered partnerships with the USFS and the BLM in previous years "when there was a lot of federal funding for fighting fires." There are other possibilities to consider in terms of development agreements, such as on the Lompa property. Chief Giomi advised that expansion is warranted based on community growth, but funding has not been identified. In response to a comment, he advised that the real cost is not in constructing buildings but in staffing and operations over the long term.

In reference to parcel 30, Mr. Plemel acknowledged that only federal lands are being considered at this time. Commissioner Mullet commented on the apparent remoteness of parcel 1, and inquired as to management costs. Mr. Guzman explained the Open Space Advisory Committee's position that the lands are very important as access to Lake Tahoe State Park. The remainder of land not having to do with access is even more important as watershed property, which he explained. Chief Giomi discussed the issue of acquiring land which adjoins national forest land. He noted that, in the process of acquiring open space, the City has never set aside funding to manage it. Management should include fire ecology and fire environment. Chief Giomi discussed the importance of contemplating the cost involved in managing and mitigating for harmful or catastrophic fires as well as the cost involved in extinguishing fires. He advised that the responsibility for managing fire which burns through City property is the City's responsibility. He further advised that costs associated with the Linehan fire are \$1 to \$1.2 million. He explained that aircraft costs for fighting fires continue to increase because the number of available aircraft is decreasing. He reiterated the importance of contemplating the fiscal responsibility for management associated with acquiring land. He advised that the Waterfall Fire cost approximately \$8 million to extinguish and between \$8 and \$10 million for rehabilitation. In response to a question, Chief Giomi advised that the Waterfall Fire burned all the way to Snow Valley Peak. He advised that parcel 1 is presently in City ownership and of the present proposal to transfer it to the USFS. Commissioner Mullet recommended that parcel 1 should be broken up into smaller pieces "so that the corridor that follows the canyon would ... stay in our management, but the rest of it, let it go to forestry."

Mr. Guzman discussed a request by Nevada State Parks representatives to obtain approximately 2500 acres of parcel 1, which he pointed out on the displayed map and described. Considering management, he explained the attempt to eliminate the "checkerboard pattern" of land ownership. Mr. Guzman discussed difficulties inherent in the checkerboard pattern when reseeding the Waterfall Fire burn area. From Chief Giomi's standpoint, the checkerboard pattern facilitates sharing fire fighting and mitigation costs. Mr. Guzman noted that managing for the road is a great goal and is in keeping with the principles of the open space master plan element. Managing for drainage is very important as well. Mr. Guzman advised that

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the Humboldt-Toiyabe National Forest is the largest in the continental United States. He explained the Open Space Advisory Committee's ("OSAC") recommendation to allocate more funding toward management as opposed to millions of dollars in suppression costs. The OSAC believes the City can manage the lands, for both watershed protection and passive recreation, more efficiently than the USFS.

Mr. Krahn responded to questions regarding parcel 38, the Edmonds Sports Complex, for which the City has a recreation and public purpose lease. He pointed out 15-20 acres to the northwest of the Edmonds Sports Complex which is being considered for a neighborhood park pursuant to the parks and recreation master plan element. Mr. Guzman provided further explanation in conjunction with the work done by the consultants. Commissioner Reynolds inquired as to a current vision for the Silver Saddle Ranch regional park. Mr. Krahn provided background information on the regional park proposal presented to the Parks and Recreation Commission and the Carson River Advisory Committee. In response to a further question, Mr. Guzman advised that the City will commit to the congressional delegation and to the public at large that the lands will be deed restricted to the purposes designated on the federal lands bill map. In reference to parcel 1, Commissioner Reynolds inquired as to access which would be sacrificed with the lands in USFS ownership as opposed to Carson City ownership. Mr. Guzman advised that, through agreements with the USFS and customary use of roads, access has been established. Management policy and the ability to do fuels management and noxious weed treatments will be sacrificed. The areas closest to residential development "are where ... your true costs are." Further out into the drainage and the watershed, costs are lower because treatments are simpler. Mr. Guzman reviewed the OSAC's action which expressed a willingness to spend Open Space Program funds on management.

In response to a question, Mr. Guzman and Chief Giomi explained the purpose of RCI's Addendum 2, copies of which were included in the agenda materials. Commissioner Vance expressed support for the parcels proposed in the federal lands bill, but concern over "real costs" associated with land management. Chief Giomi assured Commissioner Vance that staff "has that message based on input" from the advisory committees, this commission, and City officials. In response to a question, Mr. Krahn advised that the Parks and Recreation Commission took action to request that the Board of Supervisors include the Silver Saddle Ranch in the federal lands bill for consideration as a regional park. In response to a question, Mr. Guzman advised that Question #18 contemplated management of lands obtained with open space funds. Ownership of the land allows for funding to be allocated to its management.

In response to a question, Chief Giomi advised he was making no recommendation with regard to transferring parcel 1. He recommended that consideration be given to the costs associated with owning land relative to fuels management and fire suppression. He advised that the USFS can perform the fuels management work, but federal processes are tremendously long. He further advised of a relatively large percentage of the population which disagrees with fuels management work being done on federal land. In response to a further question, he advised that the availability of water resources is not an issue. "Logically, as long as the land stays open, in terms of water," ownership is immaterial. Chief Giomi advised that the City owns the water rights.

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Chief Giomi responded to questions regarding the property across Kings Canyon from parcel 5. Mr. Guzman discussed rehabilitation work done in the area by the USFS and the Nevada Division of Forestry. He pointed out lands which have been considered for acquisition by the USFS or by the City, including the Horse Creek Ranch, the Hutchison property, the Long property, and the Darling and Schulz properties. The main purpose for considering the properties was to reduce the checkerboard pattern of ownership. Mr. Guzman noted that the Long property was properly managed and, as a result, most of the trees survived the Waterfall Fire. He advised that the Long property represents the best example "of how to do it right."

In response to a question of clarification, Mr. Guzman expressed the belief that the City can do a better job managing even the remote lands. He reiterated the vastness of the forest over which the USFS has responsibility, and advised that the City can pinpoint its resources more efficiently. In response to a further question, he discussed the need for timber management. Vice Chairperson Kimbrough suggested that the RCI report should be clarified with regard to the number of acres to actually be treated over the course of one year. He suggested researching mining claims in the area of Prison Hill and other BLM properties. Mr. Guzman acknowledged that the BLM has forewarned City representatives of existing mining claims. Those lands would be further constrained. Chairperson Peery opened this item to public comment.

(7:20:48) Kathi Lawrence expressed the opinion that recommending designation of parcel 30 for transfer to State Housing for affordable housing is "too premature." She noted there has been no conceptual design submitted to the City. "Nobody has any idea what this project is supposed to look like." Ms. Lawrence noted that such a recommendation would be inconsistent with the comprehensive master plan. She expressed concern that the City would be "hard put to back away from the fact that they recommended this piece for that function when we get to an open forum where we discuss densities and traffic situations." She expressed a preference that this commission recommend transfer of the property to the City. She suggested the property may become important to the regional park concept at the Silver Saddle Ranch. "If Carson City decides that we're not doing our fair share of affordable housing, then Carson City can look at that rather than the state coming and saying they want to put affordable housing there." Ms. Lawrence suggested that other counties in the region should be considering more affordable housing. She advised that City ownership of the property "leaves a lot of things open to possibilities rather than being forced to do that one project ..."

(7:23:54) Phil Merritt expressed concern over designating parcel 30 for residential development in light of existing transportation problems, which he described. He expressed concern over the proximity of the wastewater treatment facility, and strongly recommended retaining parcel 30 as open space.

(7:25:45) John Devaney expressed a preference for leaving parcel 30 as open space. Based on RCI's parcel evaluation, he noted that "the land is very limited for development because of its high visibility which is contrary to the Carson City open space plan." He discussed traffic concerns, and expressed the opinion that the land would be very limited for recreation. He read from the parcel evaluation, and noted the high fuels hazard in the area and, therefore, low suitability for residential development.

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Chairperson Peery called for additional public comment; however, none was forthcoming. He entertained additional comments, questions, or a motion from the commissioners. In response to a question regarding parcel 30, Mr. Plemel advised that the land would not be transferred to the state without approvals for housing. He explained that not all lands will transfer immediately. In consideration of the unified pathways master plan element, Mr. Krahn advised that the northern portion of Prison Hill is designated as a connector from the community into Prison Hill. If the state acquires parcel 30, the designation in the unified pathways master plan element serves as notice of the City's expectation for trailheads and connectivity to be incorporated into any residential development. Mr. Plemel reiterated that the state acquiring parcel 30 would be contingent upon all approvals for a housing development. Discussion took place regarding possible action. Commissioner Reynolds expressed concern that a direct transfer of parcel 30 from the BLM to the Division of State Lands would circumvent City processes. He expressed uncertainty that a high density residential development in the area fits with the master plan. He suggested recommending that parcel 30 be transferred to City ownership, thus requiring the state to submit to regular development processes.

Chairperson Peery entertained a motion. **Vice Chairperson Kimbrough moved to recommend to the Board of Supervisors adoption of the federal lands bill map, excluding parcels 1, 27, 28, 29, and 30, with the findings that it is consistent with the Carson City master plan and land use map, specifically goal 1.3b, goal 1.5b, and the V&T SPA goal 1.4. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

Vice Chairperson Kimbrough moved to recommend that parcel 30 be transferred to Carson City ownership for open space, a trailhead, and parks. Commissioner Reynolds seconded the motion. Mr. Plemel acknowledged the property would be deed restricted accordingly. Commissioner Bisbee referred to a recently-approved housing development on College Parkway and Nye Lane, which could be considered "work force housing" that is "beautiful and fits in the neighborhood nicely." She suggested considering that work force housing "doesn't have to be a bad thing." Commissioner Vance echoed Commissioner Bisbee's comments, and noted the emphasis, by the Board of Supervisors, to consider affordable housing. He expressed the opinion "it would be a crying shame if we passed this one up." Commissioner Reynolds suggested that parcel 30 should transfer to Carson City ownership with no deed restriction at this time. Chairperson Peery called for a vote on the pending motion; **motion failed 4-2. Chairperson Peery entertained a motion. **Commissioner Reynolds moved to recommend that parcel 30 transfer to Carson City ownership with no deed restriction at this time. Commissioner Bisbee seconded the motion. Motion carried 5-1.****

Vice Chairperson Kimbrough moved that parcels 27, 28, and 29 be transferred to Carson City ownership with deed restrictions for open space. Commissioner Reynolds seconded the motion. Motion carried 6-0.

In reference to parcel 1, Vice Chairperson Kimbrough pointed out that only Division of State Lands can agree to take ownership of property. He suggested clarifying the issue. He agreed with earlier comments by Commissioner Mullet that parcel 1 should be reduced to a "reasonable size in the watershed." Discussion regarding possible action followed. Vice Chairperson Kimbrough moved that, for parcel 1,

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Carson City would review the landscape and watersheds and issues much more thoroughly, as a team, and come up with a better proposal for less acreage to be in parcel 1 especially on the west side. Motion died for lack of a second. Discussion ensued. In response to a question, Chief Giomi advised that the City has had good interaction with the USFS. He reiterated that the Humboldt-Toiyabe National Forest is the largest in the continental U.S. He advised that the parcel is presently in City ownership and that very little fuels management work has been done, except as adjacent to residential areas. Land management work which needs to be done is further up the hill and will improve the watershed. Chief Giomi noted "it isn't an easy answer." From a fire protection standpoint, if the land is owned by the USFS, the City has no responsibility to extinguish fires, to maintain fuel breaks, or to manage fuels. Conversely, the City is at the mercy of the USFS. In response to a question, Chief Giomi advised that the USFS would be obligated to maintain the land under their federal land management policy. He compared funding availability between the USFS and the City, and the ability of the City to move more quickly than the USFS to accomplish projects. Commissioner Mullet expressed difficulty with retaining and managing property which is so remote from the City. Commissioner Reynolds agreed, and suggested requesting staff to convey the commission's recommendations regarding parcel 1 to the Board of Supervisors and the other advisory committees. **Commissioner Mullet moved to recommend to the Board of Supervisors to do a separate study on parcel 1 in consideration of true management costs, the possibility of swapping some of the parcel which may be more critical, closer to town. Commissioner Reynolds seconded the motion. Motion carried 5-1.** Vice Chairperson Kimbrough explained a preference to have referred the study to staff rather than to the Board of Supervisors. Chairperson Peery thanked staff and commended them on their presentations. He recessed the meeting at 8:03 p.m. and reconvened at 8:10 p.m.

Discussion took place regarding proposed disposition of parcel 1 pursuant to the lands bill map, and the commission's previous action. Mr. Plemel advised that the next step is a cost / benefit analysis. He explained that the federal lands bill map will be fiscally constrained and will most likely not add a lot of City ownership from USFS ownership. Chairperson Peery acknowledged the commission's direction for staff to return to the next meeting with the requested information.

G-7. PRESENTATION AND DISCUSSION ONLY REGARDING MIXED-USE MASTER PLAN LAND USE DESIGNATIONS AND FUTURE MIXED-USE ZONING DISTRICTS (8:19:16) - Consensus of the commission was to continue this item to the next meeting.

H. STAFF REPORTS (4:20:00) - Mr. Sullivan reviewed the tentative agenda for the November commission meeting. He distributed, to the commissioners and staff, an update on the Carson River Aquatic Trail project.

H-1. REPORT ON BOARD OF SUPERVISORS' ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (4:17:10) - Mr. Sullivan reported that the amendment to Title 18 regarding residential parking was unanimously approved on second reading. The map change for Shenandoah Heights was approved unanimously. The zoning map amendment for properties along Center Drive was approved unanimously. The zoning map amendment, from MH12 to MH6-PUD on East Nye Lane and College Parkway, was approved unanimously. The amendment will be effective once the final map is recorded. The zoning map amendment, from single-family 12,000 in general industrial to general

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To view the Potential Exchange
Properties maps please contact the
Open Space/Parks Division
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