

**Federal Lands Bill
 Summary Proposed Management
 November 8, 2006**

DRAFT

Parcel No. 35 Total Number of Acres 20.07 Interface X
 Non-Interface

Parcel Type: Range land - isolated Table 6

<u>Treatment Level</u>	<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres _____	x \$42	= \$ _____	<u>\$42</u>	_____
Tier 2 No. Acres <u>20.07</u>	x \$545	= \$ <u>10,938.25</u>	<u>\$143</u>	<u>\$2,870</u>
Tier 3 No. Acres _____	x \$1,740	= \$ _____	<u>\$261</u>	_____
Totals: <u>20.07</u>		<u>\$10,938.15</u>		<u>\$2,870</u>

Strategy:

Maintain entire parcel at tier 2 due to its location within developed single family dwellings and east west developed road.

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Parcel No. 36 Total Number of Acres 12.38 Interface X
Non-Interface

Parcel Type: Range land - isolated Table 6

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres _____	x \$42 = \$ _____	\$42	_____
Tier 2 No. Acres <u>12.38</u>	x \$545 = \$ <u>6,747.10</u>	\$143	<u>\$1,770</u>
Tier 3 No. Acres _____	x \$1,740 = \$ _____	\$261	_____
Totals:	<u>12.38</u>	\$ <u>6,747.10</u>	<u>\$1,770</u>

Strategy:

Maintain entire parcel at level 2 due to its location within an urban developed area.

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Parcel No. 37 Total Number of Acres 23.26 Interface X
 Non-Interface

Parcel Type: Range land - isolated Table 6

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>4.97</u>	x \$42 = \$ <u>208.74</u>	<u>\$42</u>	<u>\$209</u>
Tier 2 No. Acres <u>3.37</u>	x \$545 = \$ <u>1,836.65</u>	<u>\$143</u>	<u>\$1,837</u>
Tier 3 No. Acres _____	x \$1,740 = \$ _____	<u>\$261</u>	_____
Totals: <u>8.34</u>	<u>\$ 2,045.39</u>		<u>\$2,046</u>

Strategy:

Maintain east interface at level 2, and remainder at level 1.

Level 2 area = 1,200 ft. x 150 ft. = 180,000 sq. ft. /53,460 = 3.37 acres.

Level 1 = 23.26 - 3.37 = 19.89 x 25% = 4.97 acres.

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Parcel No. 39 Total Number of Acres 15.69

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u> </u>	x \$46 = \$	\$46	<u> </u>
Tier 2 No. Acres	<u>15.69</u>	x \$646 = \$	\$136	<u>\$2,134</u>
Tier 3 No. Acres	<u> </u>	x \$1,691 = \$	\$208	<u> </u>
Totals:	<u>15.69</u>			<u>\$2,134</u>

Strategy:

Maintain entire parcel at level 2 due to its interface location. Due to vegetation, and Pinion Pines some level of Tier 3 may be also needed.

These parcels are recommended to remain with BLM ownership.

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Parcel No. 40 Total Number of Acres 868.39

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>205.48</u>	x \$46	=	<u>\$ 9,452.08</u>	\$46 <u>\$9,452</u>
Tier 2 No. Acres	<u>46.49</u>	x \$646	=	<u>\$ 30,032.54</u>	\$136 <u>\$6,323</u>
Tier 3 No. Acres	_____	x \$1,691	=	\$ _____	\$208 _____
Totals:	<u>251.97</u>			<u>\$ 39,484.62</u>	<u>\$15,775</u>

Strategy:

This is the SSR. Maintain 13,500 ft. of road frontage at level 2; approximating 46.49 acres.

Maintain 25% of non treated acres at tier 1, approximately 205 acres.

We currently expend approximately 5,000 in the haying area.

BLM estimates a \$100,000 expenditure per year for the Ranch operation.

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Parcel No. 41 Total Number of Acres 2,437.40

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>590</u>	x \$46	= \$ <u>27,140.00</u>	\$46	<u>\$27,140</u>
Tier 2 No. Acres	<u>77.48</u>	x \$646	= \$ <u>50,052.08</u>	\$136	<u>\$10,537</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	= \$ <u> </u>	\$208	<u> </u>
Totals:	<u>667.48</u>		\$ <u>77,192.08</u>		<u>\$37,677</u>

Strategy:

Prison Hill. Maintain 22,500 ft. of interface x 150ft. = 3,375,000 sq. ft. or 77.48 acres at level 2.

Maintain 25% of non treated acres at level 1 approximately 589.98 acres.

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Parcel No. 43 Total Number of Acres 24

Interface
 Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>4.71</u>	x \$46 =	\$46	<u>\$216.55</u>
Tier 2 No. Acres	<u>5.17</u>	x \$646 =	\$136	<u>\$703</u>
Tier 3 No. Acres	<u> </u>	x \$1,691 =	\$208	<u> </u>
Totals:	<u>9.88</u>			<u>\$ 919.55</u>
				Round up to <u>\$1,000</u>

Strategy:

Approximately 1,500 feet of U.S. Highway 50 frontage to be maintained at Tier 2 and calculated to be 1,500 feet x 150 feet = \$225,000 square feet or 5.17 acres.

Maintain 25% of non-treated area at Tier 1, calculated at 4.71 acres.

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Parcel No. 44 Borda Meadow Total Number of Acres 400 Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>88</u>	x \$46	= \$ <u>4,048</u>	\$46	<u>\$4,048</u>
Tier 2 No. Acres	<u>48.21</u>	x \$646	= \$ <u>31,144</u>	\$136	<u>\$6,557</u>
Tier 3 No. Acres	_____	x \$1,691	= \$ _____	\$208	_____
Totals:	<u>136</u>		\$ <u>35,192</u>		<u>\$10,605</u>

Strategy:

Parcel contains Kings Canyon Road (6,500 feet) and a designated motorized trail approximately 5,000 feet in length including the interface area to the est (2,500 feet) to be treated at Tier 2. Therefore, 48 acres are to be treated at Tier 2.

Treat 25% of remainder at Tier 1, approximately 88 acres.

<u>Kings Canyon Road</u>	<u>6,500 feet</u>
<u>+ Motorized Trail</u>	<u>5,000 feet</u>
<u>+ Interface</u>	<u>2,500 feet</u>
	<u>= 14,000 feet x 150 feet = 2,100,000 square feet ÷ 43,560 = 48.21 acres</u>

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Parcel No. 45 Total Number of Acres 81.76 Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>		<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>19.5</u>	x \$46	= \$	<u>897</u>	<u>\$ 897</u>
Tier 2 No. Acres	<u>3.9</u>	x \$646	= \$	<u>2,517</u>	<u>\$ 530</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	= \$	<u> </u>	<u> </u>
Totals:	<u>23.4</u>		\$	<u>3,416.00</u>	<u>\$1,427</u>

Strategy:

There are no developed access routes.

Parcel contains approximately 1,125 feet of interface, to be treated for 150 feet in width.

1,125 feet x 150 = 168,750 square feet or 3.87 acres.

Treat 25% of non-treated area, 77.89 x 25% - 19.5 acres.

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Parcel No. 47 Total Number of Acres 79.94

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>16.11</u> x \$46 = \$ <u>741.06</u>	<u>\$46</u>	<u>\$741.06</u>
Tier 2 No. Acres	<u>15.5</u> x \$646 = \$ <u>10,010.33</u>	<u>\$136</u>	<u>\$ 2,108</u>
Tier 3 No. Acres	<u> </u> x \$1,691 = \$ <u> </u>	<u>\$208</u>	<u> </u>
Totals:	<u>31.61</u>	<u>\$ 10,751.39</u>	<u>\$2,849.06</u>

Strategy:

Parcel contains interface-frontage on three sides to be treated at Tier 2. The interface area is calculated at 1,500 feet x 3 = 4,500 feet x 150 feet = 675,000 square feet ÷ 43,560 = 15.50 acres. Maintain 25% of non-treated area at Tier 1, calculated at 16.11 acres.

**Federal Lands Bill
 Summary Proposed Management
 November 8, 2006**

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Parcel No. 48 Total Number of Acres 79.2

Interface X
 Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>14.64</u>	x \$46 = \$ <u>214.26</u>	<u>\$46</u>	<u>\$214.26</u>
Tier 2 No. Acres <u>20.68</u>	x \$646 = \$ <u>13,346</u>	<u>\$136</u>	<u>\$2,809.76</u>
Tier 3 No. Acres _____	x \$1,691 = \$ _____	<u>\$208</u>	_____
Totals:	<u>35.30</u>	\$ <u>13,560.26</u>	<u>\$ 3,024.02</u>

Strategy:

Maintain 25% of non-treated area at Tier 1, calculated at 14.64 acres.

Parcel contains 3,000 feet of interface on the west side, plus 1,500 feet on the north and south for a total of 6,000 feet x 150 = 900,000 square feet ÷ 43,560 = 20.66 acres.

**Federal Lands Bill
Summary Proposed Management
November 8, 2006**

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Parcel No. 49 Total Number of Acres 4.39 Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>		<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1	No. Acres	<u> </u>	x \$46 = \$	<u> </u>	<u> </u>
Tier 2	No. Acres	<u>4.39</u>	x \$646 = \$	<u>2,835.94</u>	<u>\$597.04</u>
Tier 3	No. Acres	<u> </u>	x \$1,691 = \$	<u> </u>	<u> </u>
Totals:		<u> </u>		<u>\$ 2,835.94</u>	Round up to: <u>\$ 1,000</u>

Strategy:

Due to its location within the interface, treat entire parcel at Tier 2.

Carson City Public Lands Bill

Parcel Evaluation

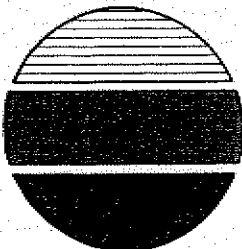
October 13, 2006

Addendum 2

Prepared For:

**CARSON CITY PARKS AND
RECREATION DEPARTMENT**
3303 Butti Way, Building Number 9
Carson City, NV 89701

Prepared By:



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File Doc: 2006-10-16 rpt Add2 06191.1 Carson City Parks TLB-sta L10-44.doc
[October 16, 2006]

4.0 MANAGEMENT COSTS

In the event that Carson City acquires 2,283 acres through the Public Lands Bill, additional costs will be necessary to manage these lands for maintenance of the open space, watershed protection, wildlife habitat, and other values that the lands currently provide. Lands managed for open space, parks, and recreation purposes will require higher levels of management than those designated for economic development purposes. Between 381 and 668 acres of the 2,283 acres are proposed for economic development and public purposes, leaving 1,600 to 1,900 acres for open space, parks, and recreation. Natural resource management costs are expected to increase on these lands including fire suppression, fuels management, and weed management. Other expected increases in costs will include the installation costs of any developed recreation improvements such as roads, trails, parking lots, bathroom facilities, shooting facilities, playgrounds, etc. The costs for recreation development and maintenance are not included in this report, because Carson City currently provides these services and already has an understanding of potential future expenditures. Instead, subsequent sections will provide information regarding projected increases in costs for, fuels management, and weed control associated with the proposed acreage acquisitions.

4.1 Fuels Reduction

Many of the lands Carson City may acquire for open space, parks, and recreation are within the wildland-urban interface. These lands will require a higher level of fuel reduction and vegetation maintenance than those parcels that are greater than one-half mile from urban developments and private property. Carson City has the unique opportunity through this Lands Bill to own and manage a large percentage of their wildland-urban interface (WUI). This transfer of ownership would allow Carson City to conduct fuels management operations in a time-efficient manner by reducing the level of NEPA analysis and cultural clearances currently required for federally administered projects.

Fuels reduction will be necessary annually on Carson City lands; however, most of the parcels will only require maintenance every three to eight years, depending upon growing conditions. Types of fuels treatments Carson City may employ include treatments such as livestock grazing, mowing, hand thinning, brush removal, herbicide, and seeding. Most parcels along the wildland-urban interface will require a greater degree of fuels reduction (i.e. firebreaks and fuelbreaks) than other parcels not adjacent to structures. Parcels 5, 8, 9, 16-18, 20, 26, 28, 30, 33, 35-37, and 39 will likely require more intensive fuels reduction treatments than the other parcels considered for open space, parks, and recreation. The total acreage of these parcels is 1,373 acres.

4.1.1 Mowing and Mastication

The Carson City Fire Department contracted out brush and grass mowing treatments in many WUI areas of Carson City between 2001 and 2004. The grant program that the work was completed under is no longer in effect. A tree and shrub mastication project was completed by BLM in 2004 in Brunswick Canyon. Mastication costs for that project were \$150.00 per acre, however pinyon and juniper mastication can run as high as \$800.00 per acre. Brush mowing treatments are estimated to cost \$150.00 per acre, however these costs could be lowered to \$135.00 per acre if 200 acres or more are treated in a contract (Dalton LaRue, personal communication). Also if Carson City Public Works already owns brush mowing equipment, mowing costs could be reduced.

4.1.2 Tree Thinning and Silvicultural Practices

Under the proposed land bill, Carson City has the potential to acquire approximately 200 acres of forestland. These Jeffrey pine forestlands were burned in the Waterfall fire, and a portion of these parcels have been planted with tree seedlings. Additional silvicultural costs will be required on these two parcels (#7 and #8) to adequately manage the forest resources. Practices such as brush and weed control and eventually tree thinning may be necessary to promote tree growth, tree health, and safer fuel conditions on these parcels. Costs will vary widely and are difficult to predict at this time. There may be a potential for cost share opportunities for these practices through NDF or NRCS programs.

4.1.3 Sheep Grazing

Carson City Parks and Recreation through Carson City Open Space have recently completed a fuels reduction treatment utilizing sheep grazing for 1,275 acres on the west side of Carson City. Costs associated with sheep grazing for fuels reduction include resource specialist time for coordinating and monitoring the grazing project, trucking costs for the sheep, and electric fencing. Since Carson City now has an experienced resource specialist working for Open Space, additional costs for coordination and monitoring should be less than \$5,000.00 annually. Trucking costs could range between \$2,500.00 and \$5,000.00 depending upon the number of sheep needed to complete the fuels reduction project. Electric fencing could cost as much as \$4,600.00 per mile. A total of 2,400 acres have already been planned for sheep grazing in 2006. Additional lands acquired through the public lands bill would add approximately 1,600 acres to the amount of land potentially available for fuels treatment through sheep grazing. If 4,000 acres were grazed in 2007, and one mile of electric fence was purchased, treatment cost per acre would be approximately \$3.65. In 2008, the projected cost per acre would drop to \$2.50 per acre.

4.1.4 Seeding

In some instances, mowing treatments should be combined with seeding of low-stature, fire-resistance grass and forb species. Seeding is often combined with mowing along roads and in fuelbreak areas where conversion to an established perennial species is necessary to maintain low fuel load conditions. Temporary irrigation may or may not be needed. Where necessary to meet fuel reduction specifications, seeding is expected to cost \$60.00 to \$80.0 per acre depending upon the fluctuating costs of seed and fuel.

4.1.5 Herbicide Annual Grass Control

There are several herbicide products on the market that have been registered for use in controlling cheatgrass. 'Plateau' and 'Cadre' are just two of the brand names that are used for cheatgrass. There is the potential to use chemical controls in select locations to reduce fuel loads, decrease fuel continuity, and prepare a seed bed better suited for the establishment of perennial grass species. It is estimated that the cost of the chemical is \$35.00 per acre. Carson City Roads Department already sprays for weeds in Carson City and current staff could possibly be used for applying the chemical.

4.2 Invasive and Noxious Weed Control

As Carson City expands the acreages of open space and recreation lands, additional costs for weed control will be incurred. As other nearby communities have experienced, invasive and noxious weeds become established and spread readily along roadways, drainages, and recreation trails. The Carson City Open Space resource specialist along with other Carson City staff should annually monitor all trails and recreation roadways for presence of noxious and

invasive weeds. Additional annual costs for herbicide spot treatments are expected. Herbicide treatment costs will vary greatly depending upon the type of weed, size of the infestation, and the cost of the appropriate chemical. Prices for the chemical will generally range between \$8.00 and \$100.00 per acre. These prices do not include the labor cost for application.

4.3 Patrol and Ranger Duties

It is expected that as additional open space and recreation lands are added to Carson City ownership, there will be a need for additional patrol of these areas. Carson City currently has staff that perform these duties, however additional staff hours will be necessary to properly manage these lands. Carson City will need to evaluate current staff workloads and salaries to determine what the additional cost may be for patrol of any new land acquisitions.

4.4 Range of Management Costs

Management costs are expected to vary depending upon the level of management Carson City is willing to undertake to promote forest and rangeland health and conduct fuels reduction work and other pre-suppression fire protection. The tables below have been developed to aid Carson City in determining the potential costs for various intensities of management. Parcels dominated by rangeland vegetation are managed differently than forested parcels, and as such different tables are presented for each vegetation type. Three tiers of management are presented and descriptions are provided for each tier. Costs were developed for the median size parcel (73 acres) considered for acquisition in the proposed public lands bill. The costs included in these tables are approximate and based off estimates from other similar jobs that have occurred in the last 2-3 years. Resource Concepts, Inc. in no way guarantees or can be held liable for additional management costs or increases in costs that could occur. Additional costs will depend upon the type of recreational use selected for each parcel. These costs could include fire suppression and patrol costs for ORV use or campground use, and are not included in these tables.

Table 5. Potential Rangeland Management Costs for Parcels Contiguous with Large Open Space Parcels (median: 73 acre parcel)

	Cost Per Acre	Frequency	Total Average Annual Cost
Tier 1 - Low Level Management			
Sheep grazing (100% of area)	\$3.65	Annually	\$266.45
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Total Cost	\$45.65		\$417.65
Tier 2 - Moderate Level Management			
Sheep grazing (100% of area)	\$3.65	Annually	\$266.45
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Brush Management – brush hog (5% of area)	\$150.00	5 years	\$108.00
Total Cost	\$195.65		\$525.65
Tier 3 - High Level Management			
Sheep grazing (100% of area)	\$3.65	Annually	\$266.45
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Brush Management – brush hog (5% of area)	\$150.00	5 years	\$108.00
Crested wheatgrass seeding in fuelbreaks (5% of area)	\$70.00	15 years	\$16.80
Brush hand thinning (Conservation Crews)	\$1,125.00	10 years	\$393.75
Total Cost	\$1,390.65		\$936.20

Table 6. Potential Rangeland Management Costs for Isolated Parcels (median: 73 acre parcel)

Tier 1 - Low Level Management	Cost Per Acre	Frequency	Total Average Annual Cost
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Total Cost	\$42.00		\$151.20
Tier 2 - Moderate Level Management			
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Chemical control of cheatgrass (10% of area)	\$53.00	5 years	\$74.20
Brush Management – brush hog (5% of area)	\$150.00	5 years	\$108.00
Total Cost	\$245.00		\$333.40
Tier 3 - High Level Management			
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Chemical control of cheatgrass (10% of area)	\$53.00	5 years	\$74.20
Brush Management – brush hog (5% of area)	\$150.00	5 years	\$108.00
Crested wheatgrass seeding in fuelbreaks (5% of area)	\$70.00	15 years	\$16.80
Brush hand thinning (Conservation Crews)	\$1,125.00	10 years	\$393.75
Total Cost	\$1,424.00		\$743.95

Table 7. Potential Forest Management Costs for Parcels Contiguous with Large Open Space Parcels (median: 73 acre parcel)

Tier 1 - Low Level Management	Cost Per Acre	Frequency	Total Average Annual Cost
Sheep grazing	\$3.65	Annually	\$266.45
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Total Cost	\$45.65		\$417.65
Tier 2 - Moderate Level Management			
Sheep grazing	\$3.65	Annually	\$266.45
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Brush Management – brush hog (5% of area)	\$150.00	5 years	\$108.00
Total Cost	\$195.65		\$525.65
Tier 3 - High Level Management			
Sheep grazing	\$3.65	Annually	\$266.45
Noxious/invasive weed spot treatments (5% of area)	\$42.00	Annually	\$151.20
Brush Management – brush hog (5% of area)	\$150.00	5 years	\$108.00
Crested wheatgrass seeding in fuelbreaks (5% of area)	\$70.00	15 years	\$16.80
Brush hand thinning (Conservation Crews)	\$1,125.00	10 years	\$393.75
Tree thinning – hand cut, pile, burn (50% of area)	\$2,000.00	15 years	\$4,866.67
Total Cost	\$3,390.65		\$5,802.87

Carson City Public Lands Bill

Parcel Evaluation

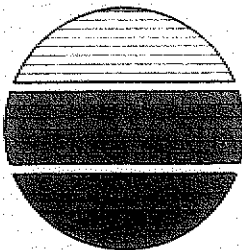
October 11, 2006

Addendum 1

Prepared For:

**CARSON CITY PARKS AND
RECREATION DEPARTMENT**
3303 Butti Way, Building Number 9
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Table 1. Open Space, Parks, Recreation Rating Criteria

Parcel Number	Paths and Trails	Playgrounds	Picnic Areas	Dirt Roads	Fuel Hazard	Potential Fuels	Adj. Land Use	Watershed	WUI	Visibility	Total Score
1	1	1	1	1	1	2	2	3	3	2	22
2	1	1	1	1	1	2	2	3	3	2	21.5
3	1	1	1	1	1	2	2	3	3	2	22
4	1	1	1	1	1	2	3	3	3	2	20.5
5	2	2	2	2	2	2	1	3	3	2	23.5
6	2	2	2	2	2	2	3	3	3	2	26.5
7	1	1	1	1	1	2	2	3	3	2	22
8	1	1	1	1	1	2	2	3	3	3	23
9	1	1	1	2	2	2	3	3	2	3	24
10	1	1	1	1	1	2	2	3	1	3	19
11	1	1	2	2	2	2	2	1	2	3	21
12	3	3	3	3	3	3	3	3	3	3	22
13	3	3	3	3	3	2	1	2	1	2	19
14	3	3	3	3	3	1	1	1	1	1	15
15											NA
16	3	3	3	3	3	2	2	3	3	3	24
17	3	3	3	3	3	2	2	1	1	3	19.5
18	3	3	3	3	3	2	2	1	1	3	19.5
19	3	3	3	3	3	1	1	2	1	2	18.5
20	3	3	3	3	3	2	2	1	2	1	16
21	2	2	2	2	2	2	2	1	2	2	20
22	2	2	2	2	2	2	3	2	1	3	19.5
23	1	1	1	1	1	2	2	3	1	1	17.5
24	2	2	2	2	2	2	2	3	1	3	20
25	1	1	1	1	1	3	3	1	1	3	18
26	2	2	2	2	2	2	1	3	3	3	23
27	3	3	3	3	3	1	1	3	1	2	20.5
28	2	2	2	2	2	1	1	3	3	3	21
29	1	1	1	1	1	2	2	1	1	1	17
30	3	3	3	3	3	2	2	2	1	3	22.5
31	3	3	3	3	3	3	1	1	3	1	19
32	3	3	3	3	3	1	1	1	3	1	19
33	3	3	3	3	3	2	2	2	3	3	22.5
34	3	3	3	3	3	2	2	1	3	3	22
35	3	3	3	3	3	1	1	1	3	1	18
36	3	3	3	3	3	2	2	1	3	2	20.5
37	3	3	3	3	3	2	2	1	3	2	22
38	3	3	3	3	3	3	1	2	3	2	23
39	3	3	3	3	3	2	2	3	1	3	23.5
40	2	2	2	2	2	2	2	3	2	2	20.5
41	2	2	2	2	2	1	1	3	1	3	21

1=Poor Suitability

2=Moderate Suitability

3=High Suitability

Table 2. Economic Development and Public Purpose Rating Criteria

Parcel Number	Run-off	Drainage	Bedrock	% Clay	Hydric	FEMA-Flooding	Slope	Soil Erosion	Utilities	Adj. Land Use	Access	Visibility	Total Score
1	2	3	3	3	2	2	2	1	2	1	1	1	22
2	2	3	3	3	3	3	3	1	2	1	1	2	26
3	3	3	3	3	3	3	3	1	2	1	1	1	25
4	2	3	3	3	3	3	3	1	1	1	1	2	24
5	3	1	3	2	1	1	2	2	3	2	2	2	24
6	2	3	3	3	2	2	3	1	2	1	1	2	24
7	3	3	3	3	3	3	3	1	2	1	1	1	25
8	3	3	3	3	3	3	3	1	2	2	1	1	28
9	3	3	3	1	2	3	3	1	2	1	2	1	23
10	3	3	3	2	3	3	2	1	2	1	1	1	23
11	2	3	3	3	3	3	2	2	2	1	2	1	26
12	2	3	3	3	3	3	3	1	2	1	1	1	24
13	2	3	3	3	3	3	3	3	2	2	3	2	31
14	2	3	3	3	3	3	3	3	2	3	2	3	33
15													NA
16	2	3	2	2	2	3	2	2	3	2	3	1	27
17	2	3	2	2	2	3	3	3	2	3	3	3	31
18	3	3	2	2	2	3	3	3	2	3	3	3	33
19	2	3	3	3	3	3	3	3	3	3	3	3	35
20	3	3	3	2	3	3	3	3	2	3	3	3	33
21	3	3	1	1	1	3	3	3	3	2	3	3	31
22	3	3	3	1	1	3	3	2	3	2	3	3	30
23	3	3	1	1	1	3	3	1	3	2	3	1	26
24	3	3	2	1	1	3	3	2	1	2	3	1	26
25	3	3	1	1	1	3	3	2	3	1	3	3	27
26	2	3	3	3	1	3	1	3	2	1	3	1	23
27	2	3	2	1	1	3	3	3	3	1	3	2	27
28	2	3	1	1	1	3	3	2	2	2	3	2	25
29	1	3	1	1	1	3	3	2	2	1	1	3	22
30	3	3	3	1	3	3	3	2	3	3	3	1	30
31	2	3	3	3	3	3	3	3	2	3	3	1	32
32	2	3	3	3	3	3	3	3	2	3	3	1	32
33	2	3	1	1	1	3	3	3	2	3	3	1	27
34	2	3	1	1	1	3	3	3	2	3	3	2	29
35	2	3	2	2	2	3	3	3	2	3	3	1	30
36	2	3	1	1	1	3	3	3	2	3	3	3	29
37	2	3	1	1	1	3	3	3	2	2	3	3	29
38	2	3	1	1	1	3	3	3	1	2	3	3	26
39	3	3	3	3	2	2	1	2	1	3	3	2	28
40	3	2	3	3	2	2	1	2	2	2	3	2	26
41	3	3	3	2	3	3	3	1	3	1	1	1	25

1=Very Limited

2=Moderately Limited

3=Not Limited

Table 3. Summary of Parcel Recommendations, Suitability, and Priority Ratings for Open Space, Parks, and Recreation Purposes

Parcel Number	Recommendation	Purpose	Suitability Rating	Priority
1	Retain	Open Space, Watershed Protection	High	High
2	Retain	Open Space, Watershed Protection	High	High
3	Retain	Open Space, Watershed Protection	High	High
4	Retain	Open Space	High	Moderate
5	Retain	Open Space	High	High
6	Obtain	Open Space, Fuels Management	High	High
7	Obtain	Open Space, Watershed Protection	High	High
8	Obtain	Open Space, Fuels Management	High	High
9	Obtain	Open Space, Fuels Management	High	Moderate
10	Transfer to Washoe Tribe	Open Space	High	Low
11	Retain in USFS	Open Space	High	
12	Retain in USFS	Open Space	High	
13	Obtain	Economic Development	Low	
14	Obtain	Economic Development	Low	
15	Sell to Private	Survey Dispute	Low	
16	Obtain	Open Space, Trails, Recreation	High	High
17	Obtain	Open Space, Parks, or Economic Development	Moderate	
18	Obtain	Open Space, Parks, or Economic Development	Moderate	
19	Clear Title Restrictions	Economic Development	Low	
20	Clear Title Restrictions	Economic Development or Public Purposes	Low	
21	Obtain	Economic Development	Low	
22	Obtain	Economic Development or Public Purposes	Low	
23	Obtain	Open Space, Tourism	High	Low
24	Obtain	Open Space, Tourism	High	Moderate
25	Obtain	Recreation or Public Purposes	High	Low
26	Obtain	Open Space, Trails, Recreation	High	High
27	Obtain	Open Space, Trails, Recreation	High	Moderate
28	Retain in BLM	Open Space	High	
29	Retain in BLM	Open Space	High	
30	Obtain	Open Space or Economic Development	Moderate	
31	Obtain	Economic Development	Low	
32	Obtain	Economic Development	Low	
33	Obtain	Open Space or Economic Development	Moderate	
34	Obtain	Economic Development	Low	
35	Obtain	Open Space or Economic Development	Moderate	
36	Obtain	Recreation, Parks	High	Moderate
37	Obtain	Recreation, Parks	High	High
38	Obtain	Recreation	High	High
39	Obtain	Open Space or Economic Development	Moderate	
40	Obtain	Open Space, Parks, Recreation	High	Moderate
41	Retain in BLM or Obtain Portion of Property	Open Space, Trails	High	Low

Table 4. Summary of Parcel Recommendations, Suitability, and Priority Ratings for Economic Development and Public Purposes

Parcel Number	Recommendation	Purpose	Suitability Rating	Priority
1	Retain	Open Space, Watershed Protection	Low	
2	Retain	Open Space, Watershed Protection	Low	
3	Retain	Open Space, Watershed Protection	Low	
4	Retain	Open Space	Low	
5	Retain	Open Space	Low	
6	Obtain	Open Space, Fuels Management	Low	
7	Obtain	Open Space, Watershed Protection	Low	
8	Obtain	Open Space, Fuels Management	Low	
9	Obtain	Open Space, Fuels Management	Low	
10	Transfer to Washoe Tribe	Open Space	Low	
11	Retain in USFS	Open Space	Low	
12	Retain in USFS	Open Space	Low	
13	Obtain	Economic Development	High	Moderate
14	Obtain	Economic Development	High	High
15	Sell to Private	Survey Dispute	High	
16	Obtain	Open Space, Trails, Recreation	Moderate	
17	Obtain	Open Space or Economic Development	High	High
18	Obtain	Open Space or Economic Development	High	High
19	Clear Title Restrictions	Economic Development	High	High
20	Clear Title Restrictions	Economic Development or Public Purposes	High	High
21	Obtain	Economic Development	High	High
22	Obtain	Economic Development or Public Purposes	High	Moderate
23	Obtain	Open Space, Tourism	Low	
24	Obtain	Open Space, Tourism	Moderate	
25	Obtain	Recreation or Public Purposes	Low	
26	Obtain	Open Space, Trails, Recreation	Low	
27	Obtain	Open Space, Trails, Recreation	Moderate	
28	Retain in BLM	Open Space	Low	
29	Retain in BLM	Open Space	Low	
30	Obtain	Open Space or Economic Development	High	Moderate
31	Obtain	Economic Development	High	High
32	Obtain	Economic Development	High	High
33	Obtain	Open Space or Economic Development	Moderate	
34	Obtain	Economic Development	High	High
35	Obtain	Open Space or Economic Development	High	Moderate
36	Obtain	Recreation, Parks	High	High
37	Obtain	Recreation, Parks	High	High
38	Obtain	Recreation	Low	
39	Obtain	Open Space or Economic Development	Moderate	
40	Obtain	Open Space, Parks, Recreation	Low	
41	Retain in BLM or Obtain Portion of Property	Open Space, Trails	Low	

To view the Parcel Suitability Ratings
maps please contact the
Open Space/Parks Division
at 887-2363

Map Reference #: 40

Total Acres: 843 acres

Property APN(s): 10-071-21, 10-072-06 & -09, 10-121-08 & -18, -30, -31, -32, -33, -34, 10-631-15

General Location: Silver Saddle Ranch mostly south of Carson River Road.

Potential for Open Space, Parks, and Recreation Facilities

The soil survey describes the soils as not limited for development of paths and trails where the terrain is flat, but on the steep east-facing slope the soils are very limited for paths and trails. The soils are described as very limited for development of playgrounds, and somewhat limited to very limited for development of picnic areas. The parcel is moderately to well suited for the development of natural surface roads. Approximately half of the property has vegetation creating high fuel hazard conditions, and has the potential to produce 750-1100 lbs/ac. of annual biomass from grasses and shrubs. Approximately 255 acres of the property is rated as prime farmland if irrigated, indicating good soil quality for turfgrass, hayland, or pastureland. Deer frequent the sagebrush and bitterbrush dominated areas, and disturbance of the sagebrush in these areas could have a significant impact on this local deer herd. This parcel could become contiguous with other Carson City-owned open space parcels.

Potential for Economic Development

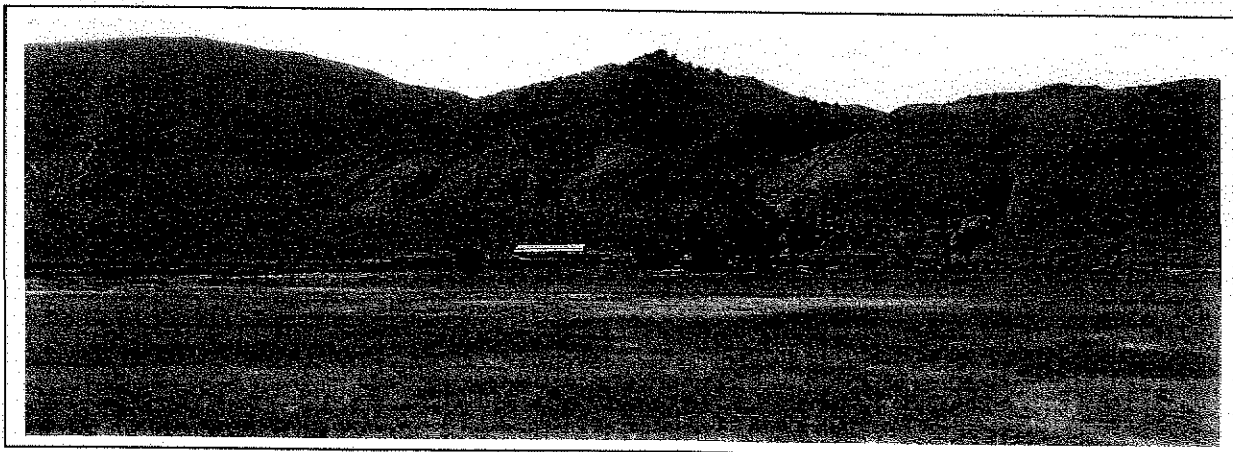
Over half of the parcel has slopes less than 15%, however 40% of the parcel is characterized by slopes greater than 40%. The soils in this parcel have moderate to moderately high potential for erosion, and almost 20% of the parcel is dominated by poorly drained soils. Approximately 110 acres are considered to have soils that support hydric or wetland conditions, which limits the potential for development and other land uses. Also approximately 120 acres are within the 100-year floodplain, reducing the potential for development of any permanent indoor structures in these areas. This parcel is located near existing phone and electrical utilities.

Recommendations

Obtain ownership of this parcel, however, minimize or refrain from disturbing deer habitat for construction of recreation facilities.

Management Costs

Fire suppression and fuels reduction maintenance will be necessary ongoing costs if the parcel is obtained. Due to presence of existing trails and river corridor, noxious weed control will likely be an annual maintenance cost. Additional water and irrigation costs could occur depending upon the future land use on the parcel.



Map Reference #: 41

Total Acres: 2,439 acres

Property APN(s): 10-062-32, 10-072-03 & -05, -07, 10-121-01, 10-161-18, 10-171-01, 10-233-04, 10-243-02, 10-253-02, 10-263-02, 10-273-02, 10-281-04

General Location: Prison Hill, south of Carson River Road, west of Silver Saddle Ranch, and east of Edmonds Drive.

Potential for Open Space, Parks, and Recreation Facilities

The soil survey describes the soils in the southwest half of the property as not limited or somewhat limited for development of paths and trails, but very limited in the northeast portion of the property. Soils are described as very limited for development of picnic areas and playgrounds. The parcels are moderately suited to poorly suited for the development of natural surface roads. The parcel currently has vegetation creating high fuel hazard conditions, and has the potential to produce 800 lbs/ac. of annual biomass from grasses and shrubs.

Potential for Economic Development

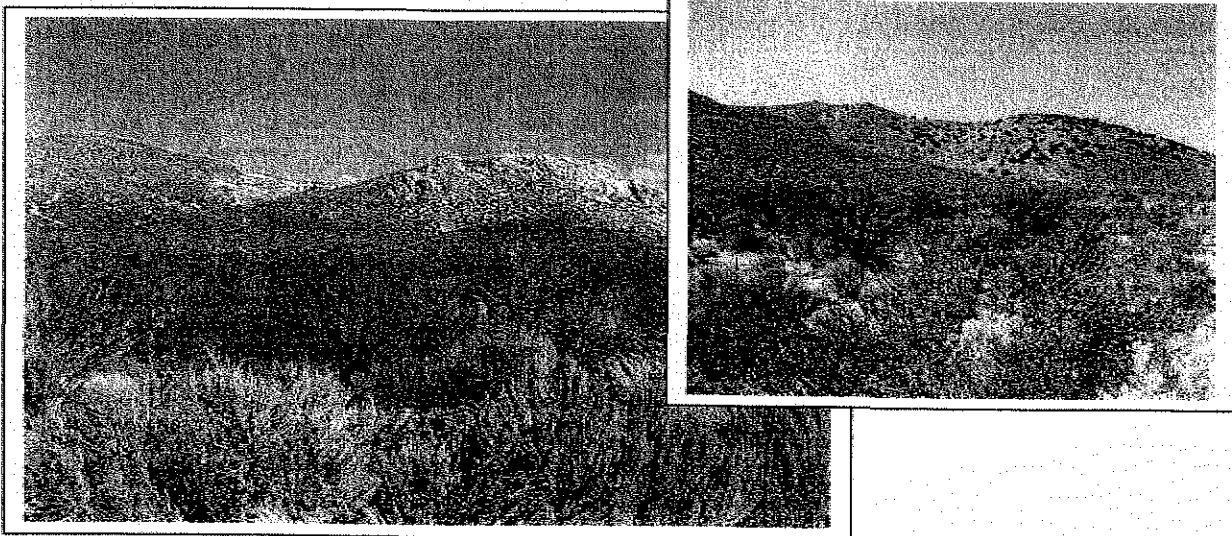
Approximately two-thirds of the property is characterized by slopes between 20 and 40%, which would limit the potential for development on many of these parcels. The soils in these parcels have a low to moderate potential for erosion. Though no areas of the parcels lie within the 100-year flood plain, several drainages cross several of the parcels. These parcels are bordered by 1-2 acre residential parcels and by BLM open space lands. These parcels are located adjacent to existing utilities, but currently don't have road access. The development of these parcels would not have much of an impact on the visual aesthetics of Carson City.

Recommendations

Retain Bureau of Land Management (BLM) ownership of these parcels, unless Carson City elects to create a fire protection district with Nevada Division of Forestry. Another option for Carson City is to obtain all of the wildland-urban interface portions of property and retain the large central parcel in BLM ownership for fuels management and fire protection

Management Costs

Fire suppression and fuels reduction maintenance will be necessary ongoing costs if these parcels are obtained for open space. Fuel reduction treatments should include shrub thinning and seeding treatments adjacent to private residential parcels, and annual sheep grazing to reduce herbaceous fuel loads.



PRESS RELEASE

FYI

From: Carson City Parks and Recreation Department
Date: October 9, 2006
Subject: Notice of Meetings regarding the Federal Lands Bill Map for Carson City, Nevada

Over the next two months Carson City will be holding a series of public information meetings and public hearings on the proposed Federal Lands Bill Map. This map will be used as the basis to create the Federal Lands Bill for Carson City, Nevada, which consists of proposed legislation to be considered by the U.S. Congress to allow 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. The public is encouraged to attend any of the following meetings.

Wednesday, October 11, 2006 Public Information Meeting Hosted by Parks & Recreation Department	6:00-8:00 PM	Bureau of Land Management Office 5665 Morgan Mill Road Carson City, NV 89701
Monday, October 16, 2006 Open Space Advisory Committee Opportunity for Public Testimony	6:00 PM	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Tuesday, October 17, 2006 Parks & Recreation Commission Opportunity for Public Testimony	5:30 PM	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Wednesday, October 18, 2006 Public Information Meeting Hosted by Parks & Recreation Department	6:00-8:00 PM	Community Center - Lobby 851 E. William Street Carson City, NV 89701
Monday, October 23, 2006 Public Information Meeting Hosted by Parks & Recreation Department	6:00-8:00 PM	Cooperative Extension Office 2621 Northgate Lane, Suite #15 Carson City, NV 89706
Wednesday, October 25, 2006 Planning Commission Meeting Opportunity for Public Testimony	TBA	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Wednesday, November 1, 2006 Carson River Advisory Committee Opportunity for Public Testimony	5:30 PM	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Monday, November 13, 2006 Advisory Board to Manage Wildlife Opportunity for Public Testimony	6:00 PM	City Hall - Capital Conference Room 201 N. Carson Street Carson City, NV 89701

25-1181

Federal Lands Bill Map Public Information Meeting Schedule

November 8, 2006

During the months of November, December, and January, Carson City will be holding a second series of public information meetings and public hearings on the proposed Federal Lands Bill Map. This second series of meetings will center around prioritization of the parcels to be used as the basis to create the Federal Lands Bill for Carson City, Nevada, within proposed property management and maintenance budgets. The proposed Federal Lands Bill consists of proposed legislation to be considered by the U.S. Congress to allow 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. The public is encouraged to attend any of the following meetings.

Monday, November 13, 2006 Advisory Board to Manage Wildlife First Draft Map Opportunity for Public Testimony	6:00 PM	City Hall - Capitol Conference Room Please use the Musser Street entrance 201 North Carson Street Carson City, NV 89701
Wednesday, November 15, 2006 Public Information Meeting regarding parcel prioritization and fiscal constraint map Hosted by Parks & Recreation Department	6:00 - 8:00 PM	Community Center Lobby 851 E. William Street Carson City, NV 89701
Monday, November 20, 2006 Open Space Advisory Committee Parcel prioritization and fiscal constraint map Opportunity for Public Testimony	6:00 PM	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Tuesday, December 5, 2006 Parks and Recreation Commission Parcel Prioritization & Fiscal Constraint Map Opportunity for Public Testimony	5:30 PM	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Wednesday, December 6, 2006 Carson River Advisory Committee Parcel Prioritization & Fiscal Constraint Map Opportunity for Public Testimony	5:30 PM	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Thursday, December 20, 2006 Planning Commission First Draft Map. Recommendation on the management cost of Parcel #1 and Prison Hill Recreation Area Opportunity for Public Testimony	TBA	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Thursday, January 4, 2007 Board of Supervisors <u>Discussion only</u> on the Federal Lands Bill Map parcel prioritization and fiscal constraint map Opportunity for Public Testimony	6:00 PM Time Specific	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701
Thursday, January 18, 2007 Board of Supervisors Parcel prioritization and fiscal constrain map - Action to approve Federal Lands Bill Map Opportunity for Public Testimony	TBA	Community Center - Sierra Room 851 E. William Street Carson City, NV 89701

1522 South Deer Run
Carson City, Nevada 89701

September 12, 2006

Donna Curtis, Parks and Recreation Commission Chair
3303 Butti Way, Bldg #9
Carson City, NV 89701

Dear Chairman Curtis:

The purpose of this correspondence is to impart our strong opposition to place a firing/shooting range facility east of Deer Run Road, off of Sedge Road (Brunswick Canyon Area). The reason we originally located to this residential area of Carson City was to be "out of the city" where the traffic noises and such would be abated and not be intrusive into our home lives. A shooting range would place substantial noise and other problems into this quite community. It is not conducive nor is it appropriate to have that type of facility around a residential area, especially one for which many people locate to avoid such disturbances and safety issues. We want to enjoy this open space area; therefore we would prefer trash tossers to a shooting/firing range any day.

In the Nevada Appeal article dated September 01, 2006 Mr. Fielder states, "The noise won't be as bad as some people believe because of the lay of the land there." This statement serves as nothing more than the rhetoric of an individual with his own interests laying the foundation for his argument. Perhaps Mr. Fielder, Mr. Moellen and Mr. Hartman should stand on the East side of the residential area off of Snyder Avenue when the sounds of gunfire proliferate during the qualification shoots of the Department of Public Safety Police Officers and the Prison Guards.

Furthermore, if an "unexpected fire" should arise from the shooting range and the homes of the residents of Pinions Hills, for which we have worked hard to buy, nurture and build equity, are destroyed, is the City of Carson prepared to handle the ramifications of a perpetuated disaster of that kind? Please forgive the tone of this correspondence as we mean no disrespect but, as residents of this community, we feel the need to protect the significant investments into our homes and the quality of life for which we have worked hard to acquire.

Undoubtedly, this shooting facility, with the resulting noise and increased traffic, will lower our property values. The reason people buy and build homes in this area is for the benefits of serenity. We have many families here who walk the shoulders of Deer Run Road with their children, either in strollers or on bicycles. The increased traffic, gun firing noise and safety concerns will most assuredly affect that peaceful way of life as well as lowering all of our homes' property value.

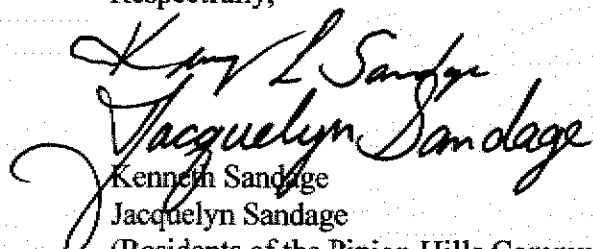
Additionally, have there been extensive safety studies into possible ground soil and water contamination from the inevitable amalgamation of lead and heavy ammunition metals and the spent shell casings? These studies and testing procedures would be applicable to not only to our well water from which we drink but also the run off contamination into the Carson River.

The Brunswick Canyon area is one of the last open areas for the wild horses. These horses have become a common part of our lives and the community at large. This proposed firing range and its accompanying egregious problems will most assuredly change that aspect. Additionally, many of our residents walk, jog, ride horses and ride motorcycles onto and through Sedge Road and the Brunswick Canyon area. This firing range will change that forever. These negative changes will occur not only for the horses and the immediate residents but also for other Carson City residents who enjoy the open space activities in that area.

Once more referencing the September 01, 2006 Nevada Appeal article, Mr. Fielder suggests that this shooting range is an opportunity for more business tax growth. Accordingly, we cannot help but speculate that you and the other Carson City supervisors and representatives might be looking at this proposal for a source of tax revenue. This shooting range concept is designed with special interest groups (narrowly focused) in mind. Indubitably this venture will not provide for any substantial tax accumulation. Are there not other projects scheduled for the downtown area within the City of Carson (in a commercial area) designed for a more global application of interests or rather for a larger segment of community users; hence providing for larger tax revenue?

In conclusion, we would ask that you and the other Carson City representatives personally and honestly evaluate if you (they) would want a shooting range facility within a mile of your (their) home? (or very close thereof) Decisions such as these can affect entire communities and should be made with the utmost of care and concern for the residents of that community. To reiterate our position, we as residents of the Pinion Hill's Community are adamantly opposed to and will fight against the proposal of a shooting range facility. Thank you for your time and consideration.

Respectfully,


Kenneth Sandage
Jacquelyn Sandage
(Residents of the Pinion Hills Community)

1444 Pinion Hills Drive
Carson City NV 89701
September 15, 2006

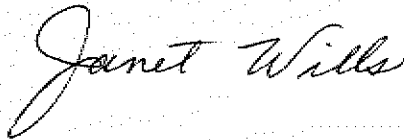
Carson City Planners and Officials
Supervisors and Commissions Members

As resident of the Pinion Hills-Deer Run community, I am very concerned about the shooting ranges proposed for the area east of Deer Run Road. MANY people walk, hike, ride and enjoy the open areas so close to their homes. Wildlife abounds in this safe area.

All residents in the area would be adversely affected by the increased traffic congestion, dust, noise, and greatly increased fire hazard.

The safety and peace of area residents should be the first priority of City planners. I urge my city planners to seek an alternate site that will not disrupt the lives of so many. We should not be forced to face meeting after meeting, proposals, permit hearings, when the whole idea is filled with hazards, to accommodate the few (weapons enthusiasts).

Sincerely,



Janet Wills

WS

9/6/06

The Record-Courier ■ Gardnerville, Nevada

Ricochet bullets close county shooting range

by Kurt Hildebrand
Editor

Stray bullets from the Douglas County Shooting Range have caused county officials to close it while they realign the pistol range.

Community Services Director Scott Morgan said the changes to the shooting range are under way to prevent ricochets and overshots from leaving the range.

"We've had a concern that overshots may be going toward a line of houses and that ricochets were heading over the hill toward the road and trails.

The problem is that the 50-

yard pistol range is pointed toward private property.

Because people shooting pistols rarely shoot at 50 yards, they set targets at 25-yard and 10-yard intervals.

Because they are shooting down at the target, there is a chance for a bullet to glance off a rock and ricochet out of the range.

In order to correct the issue, the entire range will be tilted 30 degrees and berms will be built up on either side and at 25 and 10-yard intervals.

"The 10-yard berm will be clean fill with no rocks," Morgan said.

Morgan recognized that just

before hunting season is a bad time to have the range closed.

Hunters use the rifle range to site their weapons.

Contractor Greg Lynn, who did the original work on the shooting range, is making the adjustments.

"He is a shooter, too," Morgan said. "We have a lot of interested people involved in this."

The shooting range has been open for nine years and is located on the site of the former Douglas County landfill.

It offers a 50-yard pistol range and a 300-yard rifle range and is open Tuesday through Sunday.

NORTH

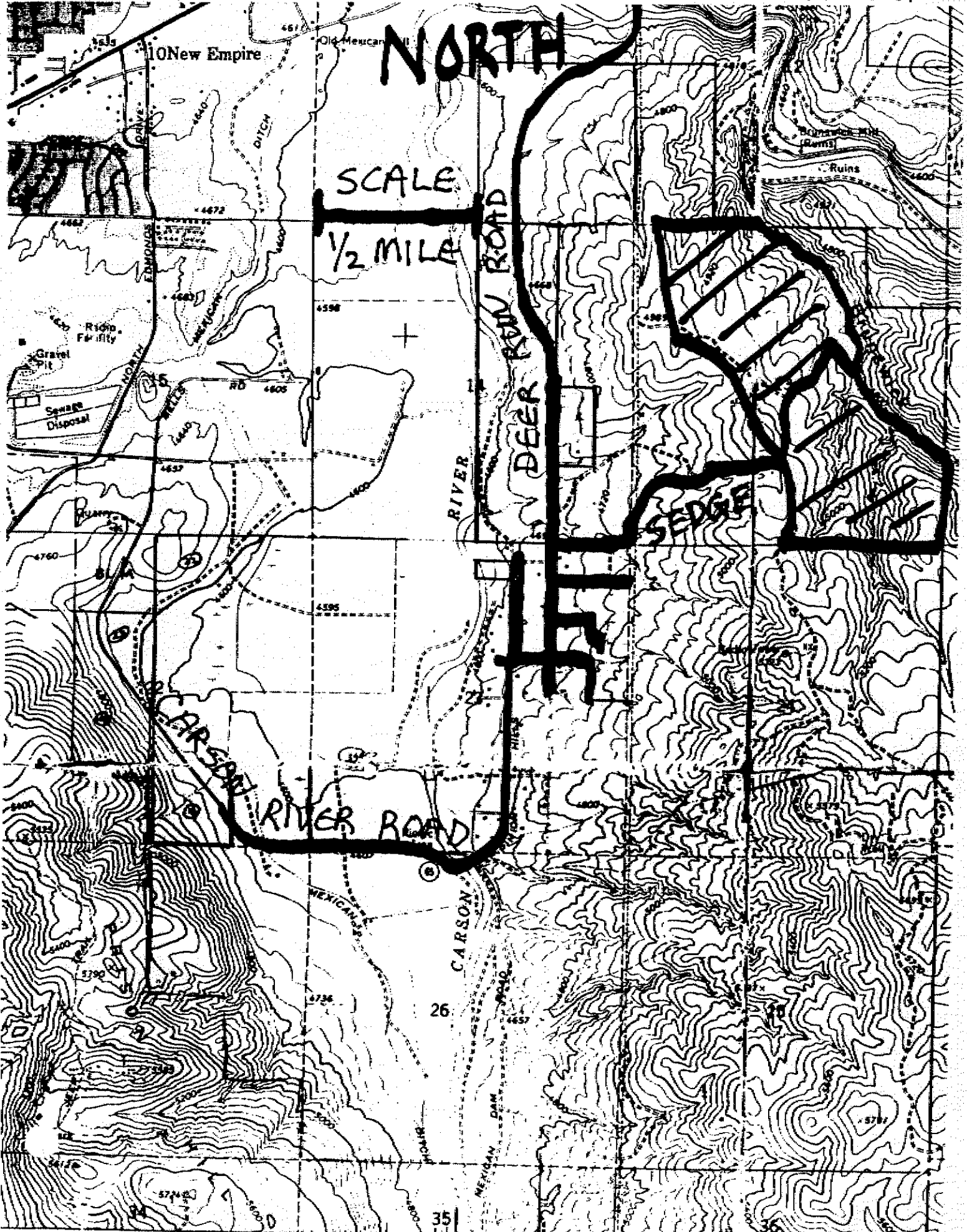
SCALE

1/2 MILE

DEER RUN ROAD

SEDGE

CARSON RIVER ROAD



To print this article open the file menu and choose Print.

NEVADA APPEAL

City seeks solution to land management woes

Swapping or buying federal land considered

Terri Harber

Appeal Staff Writer, tharber@nevadaappeal.com

August 1, 2006

Carson City officials are considering swapping or buying pieces of land owned by the federal government to lessen confusion and cost of managing areas where federal sites are tangled among the city's properties.

"Perhaps there's an opportunity to switch control through trades or agreements to have larger blocks of land managed by one or the other, and make the boundaries much more clear," said Juan Guzman, the city's open space manager.

Chad Lundquist/Nevada Appeal Carson City Open Space and Property Manager Juan Guzman shows a portion of a 1,000-acre parcel east of Deer Run Road that the city hopes to trade with the U.S. Bureau of Land Management. The city hopes the trade will help simplify land management by both parties.



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Members of the Open Space Advisory Committee will meet Thursday to look at the worth of hundreds of acres in and near such areas as Ash Canyon, Lakeview, Prison Hill and Carson River. Some of the pieces are city-owned and others are controlled by either the U.S. Forest Service or U.S. Bureau of Land Management.

The city would like to eliminate areas where property ownership forms a checkerboard pattern.



[Click to Enlarge](#)

Chad Lundquist/Nevada Appeal Carson City Open Space and Property Manager Juan Guzman points to an area on the "Lands Bill" map the city hopes to trade with the U.S. Bureau of Land Management.

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This is when one parcel is owned by the city and one next to it is owned by the federal government. A similar pattern can emerge where there is one piece of government land surrounded by several private landowners. Both types of situations are being looked at, Guzman said, and plague such areas as C Hill and Lakeview.

These areas are hard to keep safe from fire or noxious weeds. And public uses, including recreation, open space and policing, are difficult to manage when there are so many different jurisdictions involved, Guzman said.

"We're not proposing changes of use - property in the public domain will still be in the public domain," said Linda Ritter, city manager. "But we have to look at what we can afford to manage."

One important expense to keep in mind is potential fire-related costs, said Fire Chief Stacey Giomi.

"If the city owns and manages the land, we're responsible for paying fire-suppression costs if there is a wildfire," he said. "And it could be very expensive."

Costs to fight fires are on the rise, and the federal government is reducing the amount it will pay for putting out blazes, Giomi emphasized.

A section of land could be valuable to residents for other reasons. The city is paying the feds annually for use of three acres near Costco to provide drainage to Costco and other nearby businesses.

The city operates many things that sit on or cross through federal land: water tanks, drainage systems, pathways and trailheads comprise a short list. Sometimes there are fees associated with the uses; sometimes there is no charge.

But to change a use - even slightly - the city must go through a long federal process instead of the comparable - and much shorter - city procedures, Guzman said.

"So doesn't it make sense for the city to own the land below?" he asked.

The federal government manages more than 85 percent of Nevada's 110,000 square miles.

Once the committee members make decisions, city staff will add their opinions and the supervisors can decide how the city's federal lands bill will be worded.

City officials seek to resolve the matter by December.

If you go

What: Open Space Advisory Committee

When: 1 p.m. Thursday

Where: Bonanza Room of the Carson City Community Center, 851 E. William St.

• Contact reporter Terri Harber at tharber@nevadaappeal.com or 882-2111, ext. 215.

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1st OSAC Meeting was 8/3/06

August 10, 2006

Mr. Juan Guzman
Open Space Manager
Carson City, NV

RE: Acquisition of public land by Carson City in the Pinion Hills area and its potential use as a new combined Shooting Range

Dear Mr. Guzman:

As you know, I attended the Open Space Advisory Committee Meeting held on Thursday, August 3. I want to comment on your proposal to acquire the public land in the Deer Run Road area. My questions regarding this issue are:

1. Why change management of the land from BLM to Carson City?
2. What is wrong with the current location of the existing shooting facilities (shooting, shotgun, etc.)?
3. Is the proposed Brunswick Canyon location, ½ mile from a residential area, a good site for shooting facilities?

Regarding question one, I see no need to switch management of the land from BLM to Carson City. The BLM has trained professional resource managers that can handle the management needs of the area – primarily wild horses, wildlife habitat, recreation, and fire control. Concerning fire control, BLM does not have the money concerns that Carson City has. Carson City could still build a shooting facility under the Recreation and Public Purposes Act even if BLM manages the land.

Regarding question 2, the current locations seem generally okay and somewhat isolated from residential areas where they are not as big a nuisance. Plus, the facilities are built and paid for.

Regarding question 3, the Brunswick Canyon site for a shooting and shotgun range is an extremely poor choice. It is less than ½ mile from a residential area. The area is used daily by walkers, runners, horseback riders, bikers, ATVs and motorcycles, dog walkers and drivers, etc. A proposed trail is identified in this area on the "trails plan". It is identified by BLM as critical deer winter range, and deer are observed throughout the year. It is the home of a wild horse herd that roams the whole proposed area and waters on the Carson River. Shooting facilities in the proposed area would have a huge negative impact on ALL of the above multiple uses, and in most cases would eliminate them. Shooting facilities are a "single use" recreation and eliminate other uses!

There are numerous other issues that need to be discussed such as safety, noise, and road access.

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Your proposal will have an enormous negative impact on the life of those of us who live in this area. Most people who live here are not aware of your proposal, and they need a chance to comment on it. Your presentation should be given to the residents of the Deer Run Road / Pinion Hills Drive area. I suggest using the BLM meeting room because of the closeness to the area. Please schedule a meeting soon.

Sincerely,

Eddie Mayo

Eddie Mayo
115 South Deer Run Road
Carson City, NV 89701
882-4982

Cc: Linda Ritter, City Manager
Open Space Committee

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9/12/06 3:00

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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:**

~~3A~~ **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

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Other exchanges, acquisitions, and 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

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lands to the USFS, and suggested discussing management agreements with Nevada State Parks representatives.

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."

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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, 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.

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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 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

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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. (one square mile equals 640 acres)

(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

Sets a bad precedent! Money from the sale of lands sold under the Southern Nevada Lands Act were earmarked for purchase of public interest lands in Nevada

Carson City has no public money land use in the land 2006...

what's this mean - industrial? residential?

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Carson City.

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

Shooting range proponent says plan is on target

9/1/06

BY TERRI HARBER
Appeal Staff Writer

Dave Fiedler, manager of the Capitol City Gun Club, was surprised when residents were against the idea to eventually relocate the city's shooting clubs to a site east of Sedge and South Deer Run roads.

The 305-acre site being proposed for use by rifle, skeet, pistol, trap and archery shoot-

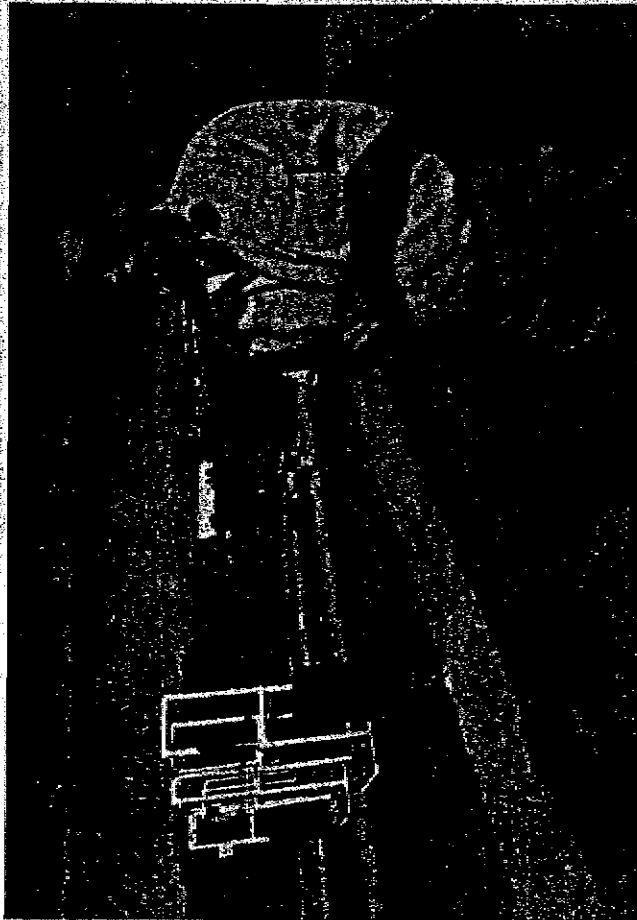
ing is owned by the Bureau of Land Management, and the city is considering taking ownership of it.

"It's a good location," he said.

The area, now used by some people to illegally dump refuse and dead animals, has more bedding than Wal-Mart, Fiedler said.

If the land were under the control of the city and maintained by local shooting clubs,

Photos at Range, Page A12



LEFT: Dave Fiedler, club manager of the Capitol City Gun Club, talks about a proposal to move the club site to an area east of Sedge and South Deer Run roads that they would share with other local shooting clubs. RIGHT: Pointing to the site on a map, Fiedler says the geographic features of the area will help keep noise problems to a minimum.

RANGE

From Page A1

such as hit on Arrowhead Drive, more people in the area would prove a deterrent to trash tossers, he insisted.

And because the shooting groups want to turn the site into a potential trash attractor, they intend to keep it looking good, he said.

A state-of-the-art shooting range with a large clubhouse and restaurant could serve as a venue for shooting competitions. Interested visitors would help raise the area's lodging occupancy rates and, in turn, add to the city's tax base, Fiedler said.

He also said the noise won't be as bad as some people believe because of the layout of the land there. Careful design of the shooting areas can drown out much of noise, especially if firearm discharge is primarily over the ridgeline, said Roger Moellendorf, Parks and Recreation director for the city.

Whether the proposed site is fire safe, however, likely depends on seasonal conditions. And this year has been busy for firefighters so far. Three blazes have broken out this year around the Carson Rifle Range on Flint Drive alone, said Fire Chief Stacey Giombi.

This is another location where shooting groups that might be involved with the combined range site practice. Cheatgrass there and throughout the area has been extremely flammable this year. Bul-

lets reaching combustion vegetation growing nearby the range have been the apparent cause of some of the fires in the area. Another was caused when a bullet struck a power line, he said.

"Take a metal screwdriver and whack it on the side of a rock," said Vincent Pirozzi, a fire department battalion chief who also shoots for sport. "Steel ballistics can cause a spark."

Tracer bullets also can cause fires, the firefighters said. The shared range still is in "the conceptual stage," Moellendorf also said.

Fiedler's estimate for completion is four years, if the city obtains the land. Construction would be the quickest part and should last no more than a year.

The location is among many sites on a list for possible changes in management, either through new agreements with the owners — many of which are state and federal departments — or the city's lands bill.

The Parks and Recreation Commission is expected to consider this and other potential land-management changes during its meeting Sept. 19. A lands bill proposal needs to be ready by December.

Residents, who also have brought up concerns about access and people and animals being near the shooting area, will be able to weigh in on the project as it progresses, Moellendorf added.

Contact reporter Terri Harber at telephone 882-2111, or terriharber@nevadapress.com or 882-2111, ext. 215.

September 2, 2006

Ms. Linda Ritter
City Manager

Dear Ms. Ritter:

I live on Deer Run Road, ½ mile from the proposed shooting range. My partner Eddie Mayo accidentally found out about the shooting range proposal, attended the Open Space Advisory Committee meetings, and requested that the City notify and hold public meetings with adjacent land owners and users to begin discussing this proposal.

Please refer to the Nevada Appeal front page article on the Gun Club printed Friday, September 1. It reads: "Plan is on Target" and people can "weigh in on the project AS IT PROGRESSES". I'm angry. How did the proposal ever get this far (before the Open Space Committee twice and now before Parks on the 19th) **without study**, without passing a basic "prudent man" test, and without presenting it to users and land owners? Again, the few people who accidentally learned of the plan did weigh in at meetings and requested that the City inform adjacent residents.

Consider this: What reasonable person would put a range for rifles, handguns, shotguns and arrows 3,000 feet from my house? Our neighbors (he's a retired police officer) already have had bullets whiz by, though an ordinance prohibits shooting within one mile of residences or the river. What about the random shooting, safety, trespass (by humans and bullets) and potential accident issues? How much liability insurance do you have?

Does the Open Space Committee (OSC), Parks and Recreation or Planning think it's a good idea to move a shooting facility to a residential area where the fire department built a fire break last year because of fire danger? What about shooter error, firearm malfunction and vandalism? What about erosion, road access, dust and an environmental impact study? Will there be perimeter fencing?

Who on your staff has walked the area, has studied access issues, has spoken with BLM about horses, and has talked with the walkers, bikers, dog-walkers, four-wheelers, motorcyclist and horse riders who use the area daily? A shooting range would eliminate all current uses and preclude any other recreation – it cannot be a shared public use.

And how would a shooting range fit into nearby "future use" sites such as the river corridor, the eventual railroad/station, or the reserved school site? **This should have been discussed publicly during the master plan process, not hidden in the land bill.**

In response to today's Gun Club article: this area is not a wasteland that needs saving by the Gun Club and you could **never mitigate the noise**. It would destroy our quality of life.

134

1 OF 2

The Open Space Committee, at the August 21 meeting, indicated that a review for other sites should be made, a regional site considered, and public input sought. The land bill is due shortly. Again, we request that the City immediately notify area residents and have public meetings before the shooting facility progresses any further.

Jocelyne Helzer

Jocelyne Helzer
115 South Deer Run Road
Carson City, NV 89701
882-4982

135

2 of 2

September 5, 2006

Ms. Linda Ritter
City Manager
Carson City, NV

RE: Proposed Deer Run Shooting Range

Dear Ms. Ritter:

On August 10, 2006, I sent a letter to Juan Guzman regarding the City's proposed shooting range in the Deer Run Road area. You received a copy of that letter. As of today, I have not received a response.

In my letter, I requested that the proposal be presented to the people who live in this area. The proposal was presented to the Open Space Committee a second time on August 21, 2006, and is scheduled to be presented to the Parks and Recreation Commission on September 19, 2006. NO MEETING has been scheduled with the residents of this area. And we are the ones most impacted by this proposal. We should have been the first to be made aware of the proposal. Please have a meeting scheduled. Please respond to my letter.

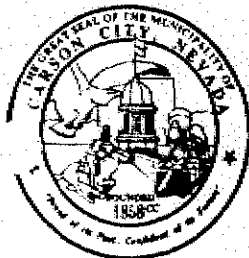
For your information, at the Open Space Advisory Committee meeting held on August 21, 2006, the proposal received a cold reception. Members requested that it be revised and presented again after changes were made. Regarding the shooting range, they suggested that the City consider other sites including a regional site with adjoining counties. In addition, when asked why they wanted to move the shooting ranges, Mr. Guzman responded that the Gun Club had initiated the proposal. Both Mr. Hartman (Chair of the Open Space Committee) and Mr. Guzman stated that they belong to the Gun Club. Wouldn't that be considered a conflict of interest?

We are very upset with Carson City for its failure to inform the public about its action and intentions in this case. This proposal was hidden under the guise of a public lands bill without specifics.

Sincerely,

Eddie Mayo
115 South Deer Run Road
Carson City, NV 89701
882-4982

Attachments: copy of Eddie Mayo letter dated August 10
copy of Nevada Appeal article dated September 1



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

September 6, 2006

Eddie Mayo
Jocelyne Helzer
115 South Deer Run Road
Carson City, NV 89701

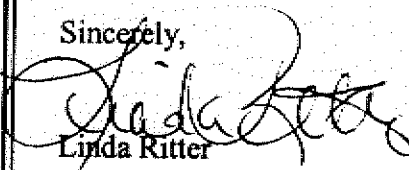
Re: Proposed Deer Run Shooting Range

Dear Mr. Mayo and Ms. Helzer:

Thank you for your letters regarding a proposal to site a shooting range in the Deer Run Road Area. Please be aware that this is an initial proposal and that the public process to refine a federal lands bill has just begun. Ultimately, the proposed federal lands bill will be presented to the Board of Supervisors, who will take testimony on all provisions of the proposal before taking action on it. In our master planning process we had identified the land east of Deer Run Road as a possible future recreational site. At the same time, deficiencies in current shooting facilities had been noted. I know that members of the Gun Club are enthusiastic about the possibility of a new location, however, there will be many public meetings before that use is approved. After property is acquired through a lands bill, or through a Recreation and Public Purpose process through the BLM, a facility such as this would require a Special Use Permit. The application for a Special Use Permit would have to be considered at a regular meeting of the Carson City Planning Commission, at which time, all interested residents would be invited to provide testimony.

I am forwarding your comments to staff serving the Open Space Committee and Parks and Recreation Commission so that they can be aware of your position and I will pass your correspondence on to the Board of Supervisors as well.

Sincerely,


Linda Ritter
City Manager

(137)

9/14 LETTER TO EDITOR

We are long time residents of Carson City and of the Pinion Hills Subdivision. We are both disappointed and outraged that this issue proposed for a shooting range east of Sedge is pushing forward with no regard or rational thought for the residents,

future residents and quality of life we have all chosen by living in this part of Carson City. Shame on you! Not only will this planned project effect our children, it will disrupt the dwindling openness of this area as well as the wildlife and serenity that is getting harder and harder to protect. A shooting range DOES NOT BELONG in or near a residential area. As for turning the site into a tourist attraction, why aren't we concentrating on attracting the tourist dollars to our downtown area that is in much need of businesses and a facelift worthy of a Capital City! As a recreation area, the public and residents that choose to take advantage of hiking, dog walking, horseback riding and other family activities that BLM has worked so hard to put in place, should not be subjected to the noise and additional traffic this shooting range will bring to the area. Even careful design will not eliminate the problems of added noise and traffic levels as well as the potential hazards for wildfires caused by a few careless individuals.

Please help us protect the quality of life we all cherish out here. Tell Capitol City Gun Club to find an area where they would be more welcomed and NOT in our backyards. Would you want it in yours?

John and Elenie Antonsen

RECEIVED

SEP 15 2006

CARSON CITY PARKS DEPT

FYI

Mr. Roger Moellendorf,

We are long time residents of Carson City and of the Pinion Hills Subdivision. We are both disappointed and outraged that this issue proposed for a shooting range east of Sedge is pushing forward with no regard or rational thought for the residents,

future residents and quality of life we have all chosen by living in this part of Carson City. Shame on you! Not only will this planned project effect our children, it will disrupt the dwindling openness of this area as well as the wildlife and serenity that is getting harder and harder to protect. A shooting range DOES NOT BELONG in or near a residential area. As for turning the site into a tourist attraction, why aren't we concentrating on attracting the tourist dollars to our downtown area that is in much need of businesses and a facelift worthy of a Capital City! As a recreation area, the public and residents that choose to take advantage of hiking, dog walking, horseback riding and other family activities that BLM has worked so hard to put in place, should not be subjected to the noise and additional traffic this shooting range will bring to the area. Even careful design will not eliminate the problems of added noise and traffic levels as well as the potential hazards for wildfires caused by a few careless individuals.

Please help us protect the quality of life we all cherish out here. Tell Capitol City Gun Club to find an area where they would be more welcomed and NOT in our backyards. Would you want it in yours?

John and Elenie Antonsen

139

FYI

RECEIVED

SEP 13 2006

FYI

CARSON CITY PARKS DEPT

Sept 8, 2006

Dearings,

Being residents of Pinion Hills for almost 30 yrs. we are quite concerned about the proposed development of the shooting range plus other tourist attractions mentioned in the Nevada Appeal Sept 6, 2006.

We've seen this area change alot, mostly for the good, some for the bad. We can hear the shooting now from the Flint Rd. Range & we don't want a bigger range closer by with more noise.

The project would close much of the open space in the area for horseback riders, bikers & be a real fire danger. Also it would bring much unwanted traffic to our area.

The whole project seems out of bounds for our area & we are very unhappy about it.

The proposal needs to be stopped!
We don't want a shooting range in our area!

Sincerely, Bob & Marlene Wilas
1385 Pinion Hills Dr.

①

RECEIVED

SEP 15 2006

CARSON CITY PARKS DEPT

5610 Laurel Rd
Carson City, NV

Sept 14, 2006

To: Mr. Roger Moellendorf

FYI

Re: Proposed Relocation of Shooting Clubs to Deer Run/Pinion Hills

It was very troubling to read the recommendation by Parks and Recreation that a popular multiuse open space in close proximity to my residential area be turned into a shooting range.

This has serious negative consequences to my quality of life, my property, my neighborhood and is a bad deal for the community at large. The desires of a small special interest group are being given preferential treatment at the expense of the majority of stakeholders in the issue.

As part of the proposal that Open Space Tax Dollars be used to purchase this BLM land? The plan is to take this currently open space, close it in by fencing and building a "large clubhouse and restaurant" restricting it to the use of those who are gun and archery enthusiasts.

①41

(2)

Noise

I know of people living in the Deer Run / Union Hills area who suffer from **PTSD**. Loud noise and often specifically the sound of gunshots trigger their flashbacks, nightmares, hypervigilance and overall worsening of their psychological distress. Usually they have moved away from town for the very purpose of avoiding the loud noises that **exacerbate their medical condition**. The shooting range being considered would put it on their doorstep.

Even now when I walk in the area I can sometimes hear the gunshots from the existing shooting ranges some distance away. Because of the terrain and sound reverberation, I can never be sure if the sound is coming from the ranges or if someone is illegally shooting close by. The anxiety caused by this means I end my walk prematurely. The noise from a shooting range at the proposed site would be heard throughout all the open space in the area ruining it for beyond just its exact location.

Noise problems lower property value and quality of life. I have experienced this at my friend's home on Edmonds St., which had the race track noise. It has been

③

a great relief to have it gone and her property value has benefitted greatly. She bought her home accepting this existing problem and has been fortunate to have it eliminated. I purchased my home with the existing condition and reasonable expectation of freedom from **Noxious Noise**

Safety

The current locations of shooting facilities in an industrial area and a more remote area are sensible.

This relocation proposal is by a residential community. There are children and pets who use this area and they don't always observe posted warnings or stay outside fences. With the violence in all media the dangers of guns lack reality for most young people. This location invites tragedy.

Fire Danger

There are several incidents locally this summer alone that show how fires can be started by gunfire. We do not have fire hydrants in our area. Conditions exist every year where a brush fire started in the proposed area could rapidly

(4) engulf homes, outbuildings, vehicles, pets and livestock before the fire department could contain it.

Wildlife

Most gun owners are responsible and conscientious. Let will only take one who is not to be cruel and deadly. This area is home to an already beleaguered wild horse herd. They use the proposed area regularly. Let provides habitat for eagles, hawks, pinnonjays quail, deer, rabbits and other animals.

A few, gun in hand, will take pot shots at these easy targets.

Even without a direct assault the wildlife will be hurt. The noise, traffic and fenced off range will run them off.

Loss of Multipurpose Use

This area is actively utilized. These activities include hiking, hiking, 4 wheeling, motorcycles, photography lovers lane, artists, dog walking, rock hounding, kids playing and building forts, horseback riding and access to the river corridor. All of these would be impacted in a negative manner. Some would almost be eliminated.

(5) It seems as though all projects that would be unwelcome and harmful to a neighborhood are recommended by Parks and Recreation to be placed in Deer Run / Pinion Hills.

Ask yourself and respond honestly.

"Would you support a 305 acre shooting range with a large clubhouse and restaurant designed to be a tourist attraction next door to your home?" With rare exceptions the answer is no, you would not. Given that, it should not be supported by any city official to be put in or near any residential area, by anyones home. There are industrial and remote locations available that can appropriately and responsibly accommodate the interests of the Gun Club

Yours Truly

Carole D. Caswell

10/3/06

Handout

PARKS & REC
COMM. mts
AGENDA If EIR
3A

Lahontan Audubon Society Comments

**Carson City Parks and Recreation Commission Meeting
Proposal for Silver Saddle Ranch Regional Park
Tuesday, October 03, 2006**

Document originally prepared for:

Public Hearing on the Draft Comprehensive Master Plan, Parks and Recreation Master Plan Draft (#13) Tuesday December 6, 2005

Karen L. Kish, 2220 Waterford Place, Carson City 89703

- **President of Lahontan Audubon Society (LAS), a chapter of National Audubon Society**
 - 1000 member households in northwestern Nevada; 150 of which are in Carson City, 75 in Douglas County, plus others in immediately adjacent areas
 - Mission: To preserve and improve the remaining habitat of birds and other wildlife, restore historical habitat, and educate the public with emphasis on children, providing vision to all about our unique Nevada environments.
 - Note the study in Master Plan citing percentages of Americans engaging in recreational activities: Bird-watching: 1982-83, 21.2%, 1994-95, 54.1% – a 155.2% increase
- **Purposes in commenting**
 - Express LAS' interest in Silver Saddle Ranch (SSR) [Sec.6.11.2, p. 49 Draft 12 Carson City Parks and Recreation Master Plan] and the "natural areas" emphasis in the Master Plan
 - Support Friends of Silver Saddle Ranch (FOSSR)
- **LAS participation and history with Silver Saddle Ranch**
 - Major participant in Public Lands Day opening of SSR
 - Birding field trips twice every year
 - Published the Bird Check List for SSR
 - A major Carson City location for Birdathon fundraising activity
 - A survey area in the annual Audubon Christmas Bird Count citizen science project
 - Funded Eagle Scout SSR bluebird nest box project
 - Cosponsored Eagle Scout SSR Wood Duck nest box project
 - SSR, a side trip destination in A Birding Guide to Reno and Beyond (LAS, 2000)
 - SSR, a 4-star (out of possible 5) priority destination and easy accessibility rating in the Nevada Birding Map (LAS, 2004)
 - In the LAS brochure, one of only three specific locations cited under "Advocacy, Monitoring and Support" section
- **Potential additional involvement:** We have been approached to assist in some fashion and to an undetermined extent in SSR projects such as environmental education and habitat conservation

• *LAS supports SSR's remaining and being enhanced as a traditional ranching and natural area.*

- Among others things, a significant area for birds and habitat from sagebrush to riparian.
- A special natural resource within Carson City, heightened by its being adjacent to the Carson River
- Of a character representative of and compatible with our western heritage.
- *The accessibility of this site to adults and children living in more urbanized environments is compatible with a trend nationwide in nature-study areas being as close as possible to urban areas*

• *LAS supports the statements in the Carson City Master Plan specific to SSR, but would add that its significance goes well beyond being a "working ranch" to include diverse natural habitat important to birds and other wildlife*

• *Loss or degradation of this area of traditional ranching and diverse natural habitat would represent a significant diminishment of the quality of life for our community as a whole*

Submitted October 3, 2006
Parks and Recreation Commission Meeting

Nancy Bish,
Board Trustee, Community Conservation Chair, Lahontan Audubon Society

**FEDERAL LANDS BILL MAP
 INFORMATION MEETING
 OCTOBER 11, 2006
 SIGN IN SHEET**

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE #
Leonard E Swisher	400 Cambridge Ct CC	SierraVULSE@people.pc.com	775 871 0101
Tom Quisly	70 Deer Run		721-0172
Jim Lawrence	190 Parkhill Dr	lawrence@bank.nv.gov	887-0352
Jim Raabe	6025 Puerca Rd		888-9015
Charles Kihm	1720 Myler Way	ckihm@charter.net	887-0636
Joe Childs	2701 Conestoga #126 ⁸⁷¹⁶	JOE@CCNY.US	888-9292
STEVE EDGAR	P.O. Box 20191	SEDEGAR51@YAHOO.COM	315-0894
DAN FACURET	3556 PARKWAY #124 P.O. 89703		
Kathy Sylvia	351 S. Deer Run Rd	KATHY KATHY@RCI-NUV.COM	883-1275

**FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 11, 2006
SIGN IN SHEET**

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE #
ROBERT CLARK	4521 Gentry Ln. C.C. #4701	RCLARK@CHARM.NET	883-9034
Kerry Taylor	420 N Sotro Ter		883-6016
ERIC SOHRSON	711 E. WASHINGTON		885-8071
DAY WILLIAMS	1910 Colvers Pkwy	day-williams@siglobal.net	885-1391
BRUCE BONDIGES	1859 CROCKETT Ln	CARLBRU@USO	265-3242
Sean Marler	1926 Deernun road		782-8363
Theresa Marler	1926 Deernun road		782-8363
Michael Pish	3140 HEATON WAY	MICHAEL@SIGGLOBAL.NET	882-0019
John Fisk	2220 Waterford Place		841-1180
Kirk Baron	15515. DEER RUN RD, CC	BARON@CICAWIRE.NET	884-4557
DAN GREYAK	5309 ELYNUS	GREYAK@HOTMAIL.COM	883 6141
BEA SCOTT	1620 Van Hook	BARON@CICAWIRE.NET	883-8677
DAVE Fiedler	101 Conestoga on F 20	DFTOPGUN@charter.net	450-7259

**FEDERAL LANDS BILL MAP
 INFORMATION MEETING
 OCTOBER 11, 2006
 SIGN IN SHEET**

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE #
EDDIE MAYO	115 S. DEER RUN RD	joceddie@clearwire.net	882-4982
JOCELYNE HELZER	- - -	✓	-
MIKE REYAN	PO BOX 148 CC, MD		885-8815
Wendy (Wm)	6025 Purse Rd	wendy@clearwire.net	888-5615
Lucy LaHotta	1631 Bizzys Patch	LucyLaHotta@clearwire.net	841-4964
Mark Struble	2501 Woodcrest Ln.	mgstruble@juno.com	841-4631

**FEDERAL LANDS BILL MAP
 INFORMATION MEETING
 OCTOBER 11, 2006
 SIGN IN SHEET**

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE #
JERRY VACCARO	P.O. Box 805		885-7788
Phil Winkler	2640 FINION HILK DR		891-1088

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

My main interest is in Parcel #30. I have been circulating a petition opposing any low income housing, as proposed by the state, on this parcel. As of this time I and several neighbors have obtained in excess of 350 signatures in opposition to the proposed use. We as a group living east of the 5th st. Roundabout want this parcel to remain as open space. I personally would like to see that parcel to be included in the Silver Saddle / Prison Hill Area as open space / recreational.

My Name is Leonard E Swisher

420 Cambridge Ct

Carson City NV 89701

Ph 775 841 0101

Comment Parcel 30 strike economic development from possible uses.

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

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

Parcel # 30

- Absolutely oppose as an economic development affordable housing site. Would support as an open space acquisition. Would be a great trailhead/staging area for Prison Hill & proposed Silver Saddle ranch.

Support Silver Saddle regional park concept, but only if the affordable housing project does not go forward. A regional park & housing project is too much for area.

Silver Saddle ranch should be tied into entire Prison Hill area including lot by roundabout.

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

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

The city should use
Southern NV Public Lands
to acquire at least
40 acres of the Lompa
property for a park in the
center of all that proposed
strip.

The city should also
acquire Prison Hill as
part of the Bill.

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

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

Our reference to Carson City acquiring the Silver Saddle Ranch for a regional park is a great idea. I think it could serve the people a lot better and longer in the City hands than the way it is now. Also I don't think many changes should be made in the way it is now, a Ranch, definitely keeping it equestrian friendly. I also think the Prison Hill area should be included in this endeavor. When the non-motorized shared use crossing goes in over the ~~the~~ freeway it would give users an access all the way to the Ranch and the river, instead of into another subdivision or, strip mall, area.

Thank you for your consideration
Mike Arkell

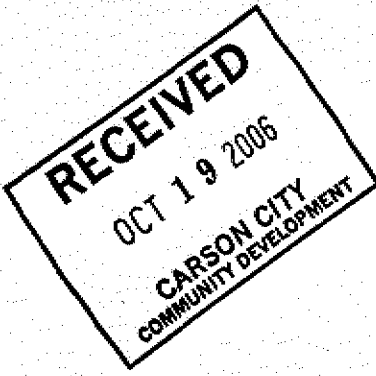
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Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701



FEDERAL LANDS BILL MAP
 INFORMATION MEETING
 OCTOBER 18, 2006
 SIGN IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE #
BOB BAGNIER	2002 DEAN DR		882-2492
Kevin Kirkeby	600 E William St, 304	Kevin-Kirkeby@engign.seattle.gov	885-9111
Mary Zeitchick	1894 Hwy 50 E #4-253	msemiski@earthlink.net	
Jenny Sankland	9015 Stewart Pl	jscanland@parks.mv.gov	682/2787-5
Leah Mayo	115 So. Deer Run Rd		882-4982
Kathil Lawrence	190 Parkhill Dr.		887-0350
J.R. HILDEBRAND	500 Danmore Ranch Pkwy #100	jrhildebrand@tcneno.com	352-7300
Rob Scanlan	13507 Rignithills Pkce	rscanlan@charter.net	883-2490
Molly Sinnott	2929 Tucker Ct	CC 89701	882-4921
Paul Sinnott	2929 Tucker Ct	CC 89701	882-4921

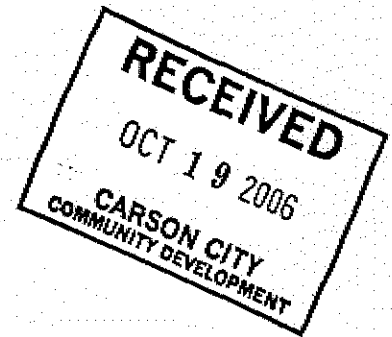
Staff
Pack

**FEDERAL LANDS BILL MAP
 INFORMATION MEETING
 OCTOBER 18, 2006
 SIGN IN SHEET**

RECEIVED
 OCT 19 2006
 CARSON TELEPHONE #
 COMMUNITY DEVELOPMENT

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE #
Emie & Roy Powell	232 Parkhill Dr		
Robert + Barbara McGuire	191 Parkhill Dr		

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



I enjoy trips into Brunswick
Canyon and want BLM to retain
ownership of the land east of
Dobo Run Road. (Parcels 27-29).
A city park west of Dobo Run
is fine, but please leave the
east side just like it is.

Erik Johnson



Erik Johnson
711 E Washington St.
Carson City, NV 89701-4063

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:

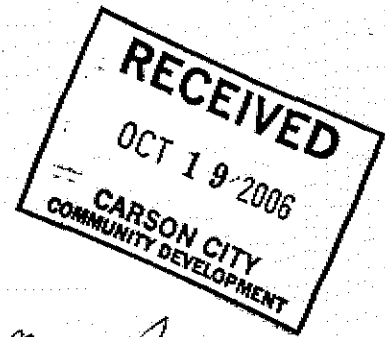
Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701

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



I would like the Silver Saddle Ranch
area & all the BLM land in this
area including the property, parcel
#30 as BLM land or Open Space
land for Parks and the like
It should never be use to just
housing on.

Richard Lanthier

1276 CAMBALLERIA DR.

CC, 89701

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:

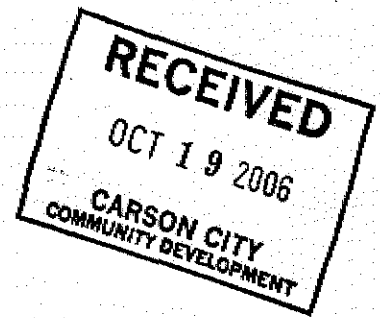
Carson City Parks and Recreation Department

Attn: Daria Petrenko

303 Butti Way, Bldg. 9

Carson City, NV. 89701

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



I would like to see Silver Saddle Ranch remain as much as possible in its current "natural" state.

With such a large area of natural vegetation the variety of avian species is quite large. The amount of species could increase if the river corridor vegetation was enhanced. (ie keeping people away from the very edge of the river, while planting more native trees and bushes).

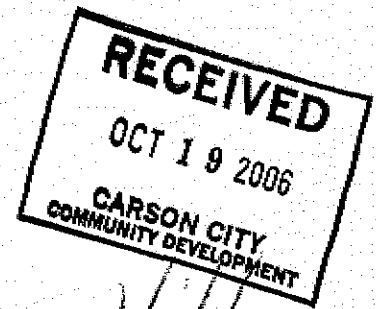
A wide segment of the community comes out to walk or run due to the relatively flat terrain (especially useful for the young and the elderly).

The ranch should fall under the "Dark Skies" principle (Goal 3.23 in the Carson City Master Plan). It is a great place for star gazing.

The ranch is a unique opportunity for Carson City to have a large natural & historic classroom for its schools. Having people in period dress to explain about life on a Carson City ranch during the late 1800's and early 1900's.

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

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET



Would like to see Prison Hill
Rec Area be incorporated into the
Proposed Silver Lake Regional Park
Maintain Prison Hill for open space,
no motorized vehicles in existing
no vehicle areas

Low Income Housing @ roundabout
recommended to stay as is ^{undeveloped} open space
be included in Prison Hill Rec area

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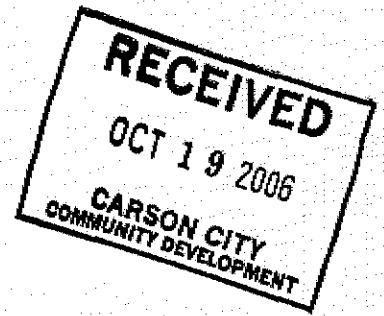
Carson City Parks and Recreation Department

Attn: Daria Petrenko

3303 Butti Way, Bldg. 9

Carson City, NV. 89701

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET

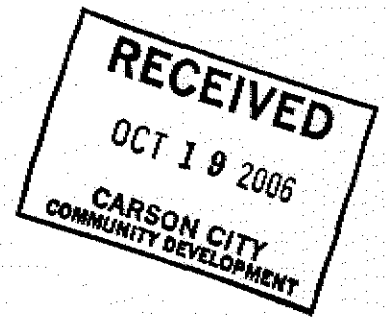


I WISH TO SUPPORT INCLUSION OF PARCEL #32
AS PROPOSED.

D. J. Gagnier

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FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
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I would like to see the eastern portal ~~included~~
north of Hwy 50 & Centennial Park included
in the Federal Lands Bill, an area of 500
to a 1000 acres should be put up for
exchange or transferred and used for
economic development.

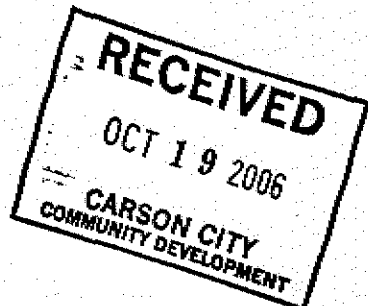
A handwritten signature in black ink, appearing to read "Mark Herrmann".

mark Herrmann
P.O. Box 21830
Carson City, NV 89721

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Carson City, NV. 89701

30 Housing
33
Public Purpose
No Open Space

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET



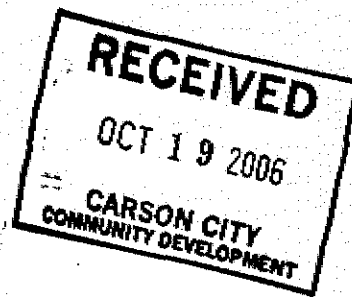
Parcel no 33 should be switched to
open space only - keep the Gateway
to Risa Hill Natural.

Parcel 30 should be changed to
open space only -

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Oct 19, 2006

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET



Barbara McHuer

Very poor access leaving subdivision
or entering, traffic at to stand still
when school is starting or leaving
at times emergency vehicles cannot
get in on 5th street.

We are opposed to the affordable
housing planned for parcel # 30
off 5th st. Traffic is a serious
problem and would be worse if
the housing project were approved.
Our property values would definitely
go down. The land should be sold
to the existing open space land
adjacent to parcel # 30 under the
control of Carson City. Not the state
or Federal Govt. We the citizens

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Attn: Daria Petrenko

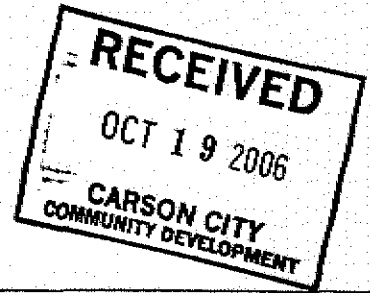
3303 Butti Way, Bldg. 9

Carson City, NV. 89701

should control
growth of our
city

10/18/06

FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET



Robert + Barbara McGuire are opposed to the affordable housing planned for parcel # 30. off of 5th St. Traffic is a serious problem now and would be horrible if the housing project were approved. There is no question that our property values would go down. The land should be added to the existing open space land adjacent to parcel # 30. under the control of Carson City. Not the State or Fed Gov't. The citizens of Carson City should be allowed to control the growth of our city.

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FEDERAL LANDS BILL MAP
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OCTOBER 18, 2006
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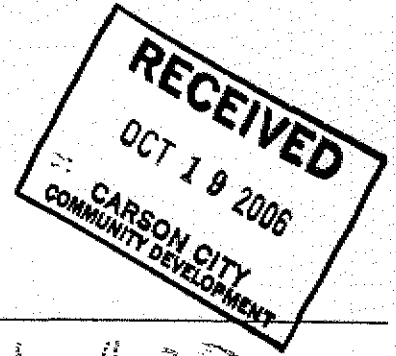
RECEIVED
OCT 19 2006
CARSON CITY
COMMUNITY DEVELOPMENT
Oct 18

I'm stuckley against the housing development # 30 for the simple reason for electronic mail be a night more its bad enough as is with the school traffic with only one street in or out,



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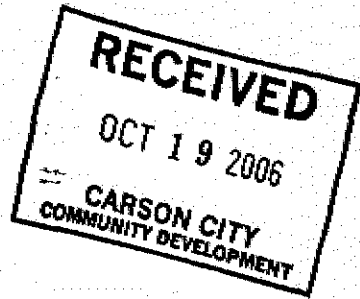
FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET



I do not support parcel #30
being transferred from BLM
to State Housing. #30
should transfer to Carson
City ~~for~~ for open space,
along with Prison Hill
and Silver Saddle Ranch
properties.

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FEDERAL LANDS BILL MAP
INFORMATION MEETING
OCTOBER 18, 2006
PUBLIC COMMENT SHEET



State Parks -

Phase see Map I turned in
Jenny Scanland
State Parks 684-2787 *

Also-From State Parks Perspective:

* Any lands along the river are
critical to connectivity with
both land and water trails.

Prison hill area North to 5th
Street is supported along with
① Silver saddle ④
② Jansard and Anderson Property

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} Daria - give me a call
if I haven't called you!

RECEIVED

OCT 20 2006

CARSON CITY PARKS DEPT

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

I WOULD LIKE TO SEE CARSON
CITY OBTAIN SILVER SADDLE RANCH, ALL
OF PRISON HILL, INCLUDING PARCEL
NUMBERS 30 AND 32 FROM THE BLM
AND KEEP THESE AREAS OPEN SPACE.

STEVE BROWARD

#2 COLT CIR

C.C. NV. 89701

885-7827

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Carson City, NV. 89701

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

10-23-06

Re: Carson City Purchase of the Silver Saddle Ranch

I am strongly in favor of this idea. The SSR has a wonderful topography for recreation, and it even has a nice older, historic ranch infrastructure in place, with bridges, barns and gates, etc.

I feel it needs a very careful development, in order not to lose the atmosphere of the ranch and lands. The best design strategy should be used to try and preserve its natural beauty, i.e. "less is best", or a minimal approach should be taken.

I think it is also important to annex the whole Prison Hill area with the SSR, as they not only share the entire western boundary, but will provide a definite link to non-motorized access (bikes, hikers, equestrians, etc) from the E. side of Carson City.

Thank you for reading my suggestions. I should add that I have been a frequent equestrian user of the SSR and have ridden up in the Prison Hill area since 1995, and consider it one of my favorite places to ride in N. Nevada.

K. McCarthy

email: fjords@gbis.com

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(171)

Note: There will be a equestrian 'Trail Trial' @ the SSR on Sat. Nov. 11th. It is hosted by the Carson City Equestrian Alliance. This will be the 3rd event of this type @ the SSR. Please come and observe! Questions? Call me @ 884-9048