

CARSON RIVER ADVISORY COMMITTEE

Minutes of the November 1, 2006 Meeting

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A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, November 1, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

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

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

CALL TO ORDER AND DETERMINATION OF QUORUM (5:32:04) - Chairperson Zimmerman called the meeting to order at 5:32 p.m. Roll was called; a quorum was present.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:32:24) - None.

- 1. ACTION ON APPROVAL OF MINUTES - October 4, 2006 (5:32:42)** - Vice Chairperson Pugsley moved to approve the minutes, as written. Member Pahl seconded the motion. Motion carried 7-0.
- 2. MODIFICATIONS TO THE AGENDA (5:33:09)** - None.
- 3. AGENDA ITEMS:**

3-A. UPDATE ONLY REGARDING THE RESULTS OF A CARSON RIVER WORK DAY LOCATED AT SIERRA VISTA LANE, JUST UPSTREAM OF LLOYDS BRIDGE (OFF OF CARSON RIVER ROAD, ACROSS FROM SILVER SADDLE RANCH) IN CARSON CITY, NEVADA, ON SATURDAY, OCTOBER 7, 2006, FROM 9:00 A.M. TO 1:00 P.M. (5:33:34) - Member Greytak advised that a video produced by Western Nevada RC&D staff will be presented at a future meeting. He circulated photographs of the event and reviewed activities which included planting trees and shrubs, willow cuttings, and willow bundles; painting trees; and trash pick up. He expressed appreciation to the Sierra Bakery and Lady Tamales for providing the food; Tom Farrer for providing paint; Benson's Feed for providing straw; Pat Sollberger of NDOW for the tiger trout which were planted in the River; the NDF Nursery for the trees and shrubs; Bill and Linda Conlan, of the River Wranglers, for their support; and Dan Kaffer, of the Natural Resource Conservation Service. He commended Parks staff, specifically Mr. Moellendorf, Parks and Recreation Director of Operations Scott Fahrenbruch, and Mr. Krahm; Citizen

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. NON-ACTION ITEMS:

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

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

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

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

The Minutes of the November 1, 2006 Carson River Advisory Committee meeting are so approved this 6th day of December, 2006.

CHARLES ZIMMERMAN, Chair