

CARSON RIVER ADVISORY COMMITTEE

Minutes of the December 6, 2006 Meeting

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A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, December 6, 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
Ernie Rink

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

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

CALL TO ORDER AND DETERMINATION OF A QUORUM (5:34:04) - Chairperson Zimmerman called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Member Pahl was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:34:24) - None.

- 1. ACTION ON APPROVAL OF MINUTES - November 1, 2006 (5:34:43)** - Member Greytak moved to approve the minutes. Member Rink seconded the motion. Motion carried 6-0.
- 2. MODIFICATIONS TO THE AGENDA (5:35:18)** - None.
- 3. AGENDA ITEMS:**

3-A. ACTION TO ELECT A CHAIRPERSON AND VICE CHAIRPERSON FOR 2007 (5:35:28) - Chairperson Zimmerman introduced this item, and Mr. Krahn advised of a proposal to schedule the next committee meeting for February 2007. **Member Farrer nominated Chuck Zimmerman and Paul Pugsley to continue serving in their current positions. Member Rink seconded the nominations.** Chairperson Zimmerman entertained additional nominations. When none were forthcoming, **Vice Chairperson Pugsley moved to close nominations. Member Farrer seconded the motion. Motion carried 6-0.** Chairperson Zimmerman called for a vote on the pending nominations. **Nominations carried 6-0.**

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH MANAGEMENT RECOMMENDATIONS AND A PRIORITIZED LIST REGARDING THE FEDERAL LANDS BILL MAP. THE FEDERAL LANDS BILL MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY WHICH WILL CONSIST OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW THE EXCHANGE

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AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND/OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (5:38:53) - Chairperson Zimmerman introduced this item. Mr. Guzman provided an overview of the federal lands bill process, to date, and advised of an expectation to present recommendations to the Board of Supervisors in the near future. He reviewed the staff report and the attachments in conjunction with the revised, proposed federal lands bill map which was displayed in the meeting room. He discussed management costs, and advised that there are sufficient funds to manage the lands proposed to be included in the federal lands bill. He clarified that all the parcels designated for economic development were exempted from the cost estimates because of the intent to sell them as soon as they are acquired. He advised of a parcel to be dedicated to the Washoe Tribe on the west side of town, with the possibility of dedicating additional lands. He discussed the Open Space Advisory Committee's request to consider including a portion of the Borda Meadow.

Mr. Guzman advised of the Parks and Recreation Commission's recommendation for \$1.5 to \$3 million in Open Space Program funding to be set aside for fire suppression. He reviewed and responded to questions regarding available Open Space Program funding. He responded to additional questions regarding revisions to the proposed federal lands bill map. He advised of a letter received yesterday, from the U.S. Forest Service, stating their official policy to ensure that value is not lost from the federal estate. He further advised that the City has been very forthcoming, since the beginning of the federal lands bill process, that the USFS would likely lose value in the proposed transfer of lands. He pointed out, on the displayed map, parcels near Sedge Road and advised of the Parks and Recreation Commission's recommendation that these lands be included in the federal lands bill for transfer from the Bureau of Land Management to Carson City. Federal lands bill staff has withdrawn these parcels from the proposed map because of the belief there is no clear advantage to the City owning the parcels.

In response to a question, Mr. Plemel advised that federal lands bill staff will continue to meet with Nevada State Parks representatives, who have expressed interest in certain parcels which he pointed out on the displayed map. Nevada State Parks representatives have also indicated an interest in acquiring certain USFS parcels to the west which abut Nevada State Parks property. Mr. Guzman advised that nearly all advisory boards, commissions, and committees have recommended acquisition of polygon #30, as part of Prison Hill, to be designated as open space. The Planning Commission also recommended acquisition but that the City should decide use of the land once it is acquired. Mr. Guzman discussed the fire suppression funding recommended to be allocated from the Open Space Program. He noted the shift in the Open Space Program focus toward management rather than simply acquisition.

Chairperson Zimmerman referred to public comment at a previous meeting which indicated concern over predesignating lands bill parcels for certain uses. He expressed the opinion that this is the best approach. In response to a question, Mr. Guzman discussed a concern, on the part of the Open Space Advisory Committee, that other City departments "pay their share" of management costs for any property which benefits them. Federal lands bill staff believe the parcels should be treated as open space "until something else happens." Initially, management costs will be allocated for most of the parcels from the Open Space Program budget. As soon as possible, however, other City departments will be requested to allocate

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funding to cover “their fair share” of the management costs. Mr. Guzman reiterated that Open Space Program funding will not be allocated to management of the parcels designated for economic development as these will be sold as soon as possible. He advised of having assured off-road vehicle users that the intent of the federal lands bill is not to change existing uses. The Unified Pathways Master Plan still recognizes certain areas for off-road vehicle use. Mr. Guzman advised that members of the Pine Nut Mountains Trails Association presented testimony at the December 5, 2006 Parks and Recreation Commission meeting offering to assist in managing the area south of Prison Hill.

In reference to an earlier comment, Mr. Plemel discussed the commitment to deed restrict parcels acquired through the federal lands bill. Chairperson Zimmerman inquired as to the cost of the federal lands bill, outside of the time invested by staff. Mr. Guzman advised that management of all the lands proposed to be acquired through the federal lands bill would cost the City approximately \$400,000 per year. Actual management costs per year would be approximately \$280,000. Chairperson Zimmerman further clarified his question, and Mr. Guzman advised that capital costs associated with the federal lands bill process would include consultants and lobbyist fees. In response to a question, Mr. Plemel advised that the net gain of acreage proposed by the federal lands bill map is 80 acres from Carson City to the USFS, approximately 1200 from the USFS to the City, and approximately 5,000 from the BLM to Carson City for a total of 6,100. 3,572 acres are currently designated as open space by the BLM. The federal lands bill map proposes increasing that acreage to 4400. In response to a further question, Mr. Plemel advised that the federal lands bill map includes 1500 acres of recreation and public purpose designated land. This compares to 2300 acres of existing recreation and public purpose designated land. There are 116 acres designated for disposal by private development. Mr. Guzman noted that the parcels designated for economic development are along the freeway corridor or commercial frontages.

At Vice Chairperson Pugsley’s request, Mr. Guzman reviewed revisions to the proposed federal lands bill map since the first presentation to this committee in October. In response to a question, Mr. Plemel explained the reason for not recommending inclusion of the parcel “on the upper part of Goni Road.” Member Greytak commented that this shouldn’t be considered the last opportunity to present a federal lands bill. Mr. Guzman agreed, but suggested that it won’t happen often given the amount of work required to develop the federal lands bill map. He noted a major difference between Carson City’s federal lands bill and those presented by other counties in that there is very little land designated for economic development. The primary purpose is to adjust management boundaries. Mr. Guzman acknowledged the possibility of sheep grazing on Prison Hill as a fuels management tool. He responded to additional questions regarding the benefit of submitting designated uses as part of the federal lands bill. Chairperson Zimmerman called for public comment.

(6:12:47) Peter Smith advised he is a member of the Sierra Club, and referred to a recent letter from Chief Executive of the local Sierra Club chapter Tina Knappe to City Manager Linda Ritter. Mr. Smith referred to the Silver Saddle Ranch and Prison Hill which are dedicated to open space and public use, and noted the “long and arduous process” associated with purchasing the Silver Saddle Ranch through the Southern Nevada Public Lands Management Act. Mr. Smith expressed the opinion there would be no net benefit to the open space / public lands of the community for the Silver Saddle Ranch and Prison Hill to be acquired by the City rather than remain in the ownership of the federal government. He noted the financial burden to the City represented by the management costs. He expressed support for acquiring economic development parcels, but the opinion that proceeds from the sale of U.S. Forest Service parcels should be

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allocated to the U.S. Forest Service. He expressed the hope that this committee would recommend leaving Prison Hill and the Silver Saddle Ranch out of the federal lands bill process, and allocating any sale proceeds from USFS parcels to the USFS. Chairperson Zimmerman thanked Mr. Smith for his comments.

In response to a question, Mr. Plemel advised there are 1200 acres of USFS property identified on the federal lands bill map. 33 acres of USFS property near Highway 50 West are proposed to be sold for economic development purposes. In response to a question, Mr. Guzman advised that Carson City would spend \$50,000 on Prison Hill and the Silver Saddle Ranch in BLM ownership if doing so was to improve the residents' quality of life. Member Farrer commented that the Silver Saddle Ranch and Prison Hill have the potential "for a wonderful community resource as a regional park."

Chairperson Zimmerman called for additional public comment and, when none was forthcoming, entertained a motion. Mr. Guzman responded to questions regarding the parcels surrounding the landfill. In response to a question, Member Greytak clarified an earlier question regarding allocating funding toward Prison Hill. Mr. Moellendorf advised that funding could theoretically be allocated toward Prison Hill or the Silver Saddle Ranch in BLM ownership; however, in practice, the City hasn't come close to spending "that kind of money." If the property is not transferred to City ownership, it is conceivable that the City could enter into a management agreement with the BLM that would provide for fuel reduction projects. Spending a significant amount of money would otherwise be unlikely.

At Member Greytak's request, Mr. Guzman reviewed the designations of various parcels depicted on the draft map. Discussion followed, and Vice Chairperson Pugsley moved to accept the draft of November 9th, with the exception of polygon #30 being designated for open space. Motion died for lack of a second. Additional discussion took place regarding the committee's action in a previous meeting. **Member Greytak moved to recommend to the Board of Supervisors that the federal lands bill map of November 9th be approved with the following exceptions: Polygon 1A to be retained by Carson City if, for some reason, it is not accepted by the State of Nevada for the purpose of managing it as part of the State of Nevada Lake Tahoe Park System; that Polygon 1B be kept in Carson City ownership; that Polygons 2, 3, 4, 5, 6, and 7 be transferred or for Carson City to retain ownership; for the Board of Supervisors to set aside approximately \$3 million from Open Space funds for fire suppression and liability in relation to these properties; furthermore, to consider the staffing needs necessary to be commensurate with the management of these lands; that parcel #30 be obtained by Carson City and be designated as open space. Member Farrer seconded the motion. Motion carried 6-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (6:40:38) - Mr. Krahn reviewed the "FYI" items included in the agenda materials, and discussed the Carson River Regional Recreation Steering Committee. Mr. Guzman reported that the City had been recognized by the Sierra Business Council for the comprehensive master plan, the parks and recreation master plan element, and the unified pathways master plan element. He attended the awards ceremony on behalf of the City. Mr. Krahn thanked the committee for their participation in the master planning process.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (6:45:02) - None.

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5. FUTURE AGENDA ITEMS (6:45:25) - Vice Chairperson Pugsley suggested agendizing a presentation by the Sierra Club regarding concerns over the River corridor.

6. ACTION ON ADJOURNMENT (6:47:09) - Vice Chairperson Pugsley moved to adjourn the meeting at 6:47 p.m. Member Rink seconded the motion. Motion carried 6-0.

The Minutes of the December 6, 2006 Carson River Advisory Committee meeting are so approved this 4th day of April, 2007.

CHARLES ZIMMERMAN, Chair