

CARSON RIVER ADVISORY COMMITTEE
Amended Minutes of the April 1, 1998 Meeting
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A regular meeting of the Carson River Advisory Committee was held on Wednesday, April 1, 1998 in the Community Center Sierra Room, 851 E. William St., Carson City, NV at 6:00 p.m.

PRESENT: Chairperson Mark Kimbrough
Claire Clift
Bill Piccolo
Barbara Wright
Charles Zimmerman

STAFF: Walter Sullivan, Community Development Director
Juan Guzman, Senior Planner
Vern Krahn, Park Planner
Fran Smith, Recording Secretary

NOTE - Unless otherwise indicated each item was introduced by Chairperson Kimbrough. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Chairperson Kimbrough called the meeting to order at 6:05 p.m. A roll call was taken and a quorum was present although Member Johnson and Vice Chairperson Battaglia were absent.

B. COMMITTEE ACTION

1. Approval of Minutes - Member Clift moved to approve the Minutes of the March 4, 1998 meeting. Member Piccolo seconded the motion. Motion carried 5-0-2-0.

C. PUBLIC COMMENT - (1-0031.5) Tom Quigley asked that an item be agendized to discuss a piece of public property along Morgan Mill Road which he felt could be developed into a portage area for rafting. Chairperson Kimbrough said it could be agendized and asked him to provide Mr. Sullivan with a map so that it would be in the packet for the Committee.

D. MODIFICATION OF AGENDA - None.

E. DISCLOSURES - None.

F. PUBLIC HEARING

F-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL FOR THE PURCHASE OF WATER (NOT TO EXCEED \$10,000) FOR IRRIGATION OF THE SILVER SADDLE RANCH FROM THE QUALITY OF LIFE FUND ACCOUNT - (1-0075.5) Jay Ahrens, Acting Utilities Director - John Singlaub, District Manager of BLM - Mr. Sullivan said in some of the planning discussions regarding the Silver Saddle Ranch it had been determined there are pasture areas that need to be irrigated and that comments received by the Task Force have indicated the same desire. He said when BLM purchased the ranch they did not purchase the water rights and that the Utility Department had. He explained it is like any other utility in that it operates as a separate entity. He provided copies of a memo Mr. Ahrens had written which discussed the water costs. He said he previously was not sure about the cost and had used the not to exceed \$10,000 figure but now believed it is in the \$4,000 range. He had just received a fax from BLM of a cooperative management agreement for the irrigation and haying of the ranch. He added that the gist of the agreement indicated the ranch includes approximately 120 acres of irrigated pasture and it is the desire of BLM to maintain the majority it through the 1998 season while a long range plan is being developed. He said the City will provide the water at no cost to BLM upon approval by the State to allow temporary change of use. He added that the amount of water will not exceed 4.5 acre feet per acre. He noted that BLM will negotiate a contract or agreement with a rancher to

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irrigate and cut hay on approximately 80 acres of pasture and any money obtain by sale of the hay will be shared at 50% each for BLM and the City. Mr. Sullivan then said the Committee has a fund account which contains \$80,000 to \$100,000 and at this point staff was recommending they allocate \$4,010 to pay for irrigation.

(1-0139.5) Mr. Ahrens explained that the water utility is a separate entity and directly funded by persons connected to the water system. He said the reason they charge for the water is because it is their business and that only rate payers pay. He said if they were to provide it free to the citizens they would not be charging all of them but rather only impacting the rate payers. He talked about the cost to convert the permit over to temporary use which he said is \$810 and would have to come from the water fund for one year usage of the water. He said they also have costs associated with Mexican Ditch which they have to fund. He noted there is a ditch association made up of the property owners who own the rights along the ditch. He added since the City owns most of the rights on the ditch they are the lead agency. He added they are proposing to charge \$10.00 per acre foot for the water and BLM has indicated they would use approximately four acre feet per acre. Therefore, he said his numbers are really an estimate and recommended to Mr. Sullivan that they leave a contingency for their actual usage should it exceed the estimate. He noted they had based their fee on contacts with some ranchers in Carson Valley. He added that rates vary depending on the size of the parcels. He noted they came up with \$10.00 which is the lowest number and is for ranches over forty acres and \$20.00 and \$30.00 per acre foot as the sizes became smaller. He said they had also checked with the some of the irrigation districts in the area and noted Pershing County Water Conservation District as an example who charges approximately \$14.00 per acre foot and that is just to deliver the water. However, he felt their system is much more extensive than the Mexican Ditch diversion system. He then said Truckee Carson Irrigation District charges \$7.25 just to deliver the water and Walker River Irrigation District charges approximately \$7.00. He noted he had given these figures to City Manager John Berkich but had not yet heard if they are good numbers. Therefore, that is what they are proposing. Chairperson Kimbrough asked about the contingency percentage and Mr. Ahrens said a cap would probably be approximately \$5,000.

(1-0209.5) Chairperson Kimbrough asked if a utility can just say a certain amount without a bidding process. Mr. Ahrens said he had not been told otherwise. However, he said they need to get approval from the Board of Supervisors to sell the water. Member Zimmerman asked who controls the Question #18 fund and Mr. Sullivan said the Parks Department does. He added it is his understanding that CRAC was allocated \$100,000 for projects and uses within the river corridor and any time they make a recommendation on an expenditure of those funds it has to be approved by the Board.

(1-0248.5) Mr. Singlaub responded to a question as to whether BLM would hire a caretaker to manage the distribution of the water by saying BLM had offered a contract to someone who would irrigate, cut the hay, bale it, and sell it. He noted the return would be \$22.00 per ton and that they were figuring a total of \$3,000 which would be split with the City. Member Piccolo asked if that would go back into the Committee's account. Mr. Sullivan suggested a motion be that any funds received from the hay production be placed back into the fund account. Chairperson Kimbrough said it was his understanding that the \$100,000 was to be set aside for Carson River Park although there was nothing formal. Member Clift asked how much the project at the park would cost. Chairperson Kimbrough said the plan was not finished yet so there is no dollar figure. Mr. Singlaub emphasized that this is a one season thing although he was looking for a long range solution. Chairperson Kimbrough was happy with the cost figure and expressed the hope the Committee would support the irrigation project. Member Zimmerman asked who from the City would be looking after the hay operation and Mr. Sullivan said the Parks Department would. Member Zimmerman moved that the Committee approve the plan to have the water purchased from the Carson City Utilities District at the rate specified in Mr. Ahrens memo and that half of the proceeds from the sale of the hay will be placed back into the Quality of Life fund. Member Piccolo seconded the motion. Mr. Sullivan asked that he amend his motion to include not to exceed \$5,000. Member Zimmerman amended his motion to reflect that and Member Piccolo accepted the amended motion. Motion carried 5-0-2-0.

2. DISCUSSION AND POSSIBLE ACTION REGARDING AN INVOICE FROM GNOMON, INC. FOR \$180.00 REGARDING THE PREPARATION OF A MAP SHOWING THE NEVADA STATE MEDIUM SECURITY PRISON AND ADJOINING AREAS - (1-0389.5) Mr. Sullivan said the Committee had

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previously voted to not to exceed \$150.00 for the mapping. He added there were some overcosts of \$30.00 involved which made it \$180.00 and that this item was to keep the books straight. Member Clift moved to accept the revised figure of \$180.00 for preparation of the map by Gnomon. Member Wright seconded the motion. Motion carried 5-0-2-0.

3. DISCUSSION AND POSSIBLE ACTION ON PLANNING IDEAS GENERATED BY THE SILVER SADDLE TASK FORCE FOR THE SILVER SADDLE RANCH, AND OTHER MATTERS RELATED THERETO - (1-0410.5) Tom Abbett, BLM - He said their objective was to work with the City and the Committee. He added one of the first things they did was put together a task force that consisted of three members from BLM, three people from the City, and one representative each from this Committee, Open Space, the Parks and Recreation Commission, HARC, and the Planning Commission.

(1-0428.5) Mr. Abbett then said he would like to summarize what the task force has come up with to this point. He commented that in addition to the task force they still plan on conducting some public meetings in the summer. He said the task force had helped BLM put together an alternative for the ranch. He had a map and visually pointed out where the task force had divided the ranch and had developed planning ideas for each area. He then reviewed some of the ideas which included trail development on the west side of the river with non-motorized trail access from Carson River Park to the ranch. He also talked about development of an equestrian trailhead on the east side. He noted that in general it was felt on the east side of the river there was a lot of unauthorized vehicle trails that should be rehabilitated although the task force felt there should be a designated or limited motorized vehicle access to the Pine Nut Mountains on the east of the road. He talked about day use facilities that were proposed at the park on the gentler slopes on the east side of the river. He said they had suggested emphasis of riparian areas and some restoration on the east side in the river corridor and that nature trails would be okay. He explained the corridor meant 150 feet on both sides. He said there seemed to be strong feelings that not all the structures were necessary but nobody wanted to see the old ranch house and the old main buildings on the east side of Mexican Ditch go. He noted an option would be to keep the main ranch complex and another would be to retain the historic ranch structures of the 1920s to 1950s era. He felt this pointed out to BLM that the cultural value of the red ranch house is recognized as being a valuable and aesthetic resource but perhaps not all the buildings are necessary. He said they looked at the parking issue and it was split between where to provide public parking near the white house or near the red house. He then noted that there was a consensus to develop trails on the west side of Prison Hill and to use the old pit as an overlook to the valley and the ranch. He said there was also consensus that Mexican Ditch should be part of the City trail system as it is outlined in the existing plans the City has for that area. He commented that a majority of the group favored maintaining the pasture on the south side of the road. He added what has been heard from the public to this point is that they like the setting as outlined and support the idea of keeping the pasture as described. He then said there was some support for maintaining the wetlands on the north side of River Road and doing what they can to expand the wildlife habitat closer to the river. He then talked about some general uses such as a visitor center for outdoor education. He said there was also strong support for maintaining the ranch house for day use opportunities. He then said they have more planning to go through before any decisions are made. He anticipated he would have information to bring to the Committee at their next meeting.

(1-0615.5) At this point Chairperson Kimbrough asked him to explain the environmental assessment process. Mr. Abbett said what that does is determine the environmental impact of activities on resources. Cliff Legansan, Assistant District Manager for BLM, said some of the things they would be looking at are impacts on archaeology, historic resources, plant life, riparian areas, etc. Member Clift asked if the EA would include a section on economics, that is how much would it cost to do the alternatives. Member Wright asked if they would be assuring public safety at the red house. Mr. Legansan said he had spoken to the Fire Department and the Health Department and was told there have been significant changes to the original house and that is where their archaeologist comes in to evaluate the degradation. Mr. Abbett noted they had a preliminary building inspection done and they have already made some changes in the house. He said there would be some additional costs relating to maintaining the house but they are estimates at this point. Mr. Legansan also commented that they are in a cooperative agreement with the City and plan to work on coming up with a viable alternative to manage the property. Member Zimmerman asked if the cost to operate the ranch would be more than the revenue it would generate or is this a one

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time situation. Mr. Abbett said the water is valuable and that they need to look at some longer range options in the future. He noted at the present what they are getting is an expressed view from the public that they want to keep the pasture irrigated. He said BLM cannot do that alone because they do not own the water. Member Piccolo asked if BLM has any funding source that would allow them to purchase water in the future and Mr. Abbett said at this point they do not.

(1-0711.5) Tom Quigley asked for clarification as to what are considered general uses. Mr. Abbett explained the process the task force had used to determine priorities. Mr. Guzman said the purpose of the ranking was so that the public could see the range of alternatives and provided details. (1-0869.5) Suzie Reiserer provided copies of a proposal for the ranch. She reviewed the many opportunities being suggested for programs and revenue which could be developed. Member Piccolo talked about a similar operation in Ft. Collins, Colorado. Dr. Amy Mason knew of it and talked about some of the activities there. She also had a film and offered it to the Committee for their review. Mr. Singlaub felt the type of proposals Ms. Reiserer and Ms. Mason presented were interesting but did not believe they would be consistent with the plan for the river and were outside the original purpose of the acquisition of the ranch. He added his belief that the Committee, Open Space and others should articulate clearly what the expectations are for the river corridor. Mr. Quigley felt BLM should keep an open mind because a lot of the public has good input. No formal action was taken.

Chairperson Kimbrough called a recess at 7:15 p.m. When he reconvened the meeting at 7:27 p.m. a quorum was present.

4. DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED LETTER TO PAM WILCOX, NEVADA DIVISION OF STATE LANDS, FOR REMOVAL OF DIVERSION DAM HAZARDS BELOW LLOYDS BRIDGE - (1-1145.5) Mr. Quigley had requested this item. He said the reason was he felt the rocks, rebar, etc. was a hazard for those who wish to go rafting. He noted that Ms. Wilcox had previously offered assistance in clearing the material. Bob Anderson, a principal of the Anderson Estate, noted that the other principals were not able to be at the meeting. He said the diversion irrigates 320 acres and had been approved by the State. He said there is no rebar there and if there is it has come down from above the river. He felt that more discussion was needed and that the other principals should be included. Member Zimmerman asked if the diversion would be changed if the boulders were removed. Mr. Anderson said it would because they would not be able to water the 320 acres. He added that the State had put in an area where rafts can go by. Mr. Quigley said last summer when the water was low he had walked across and had seen the rebar sticking out from the concrete that was there. He added he was not aware of the diversion for irrigation. Member Piccolo suggested that the Committee visit the site as they had originally planned. Member Clift did not feel there was any point in doing that now because of the high water. Member Piccolo moved that the Committee wait until the water is down. Member Zimmerman seconded the motion. Motion carried 5-0-2-0.

5. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED LETTER TO THE BUREAU OF LAND MANAGEMENT (BLM) EXPRESSING COMMITTEE SUPPORT OF THE BLM'S ACQUISITION PROGRAM - (1-1275.5) Chairperson Kimbrough provided copies of the letter and Mr. Guzman said OSAC had done the same thing. Member Piccolo suggested adding that the Committee supports the program only if BLM practices a cooperative agreement with the City as far as what each entity's ideas are on what is done with the land and that the City should have a say on any other acquisitions. Member Clift commented that in some of the rural areas in the State they are against the land trades because land is removed from their tax base. Member Zimmerman suggested adding to...and other environmentally sensitive areas..."in accordance with the Carson River Master Plan" and Members Piccolo and Wright agreed. Member Clift asked Mr. Guzman what kind of letter OSAC had submitted. He said he would fax her a copy and provided her details of its contents. Member Zimmerman moved that the Committee approve a final version of the CRAC letter with the added phrase and send it to BLM. Member Clift seconded the motion. Chairperson Kimbrough said the letter should go to Pat Shea, the BLM director, with a copy to Robert Abbey, the State Director. Motion carried 5-0-2-0. Mr. Quigley expressed his feeling that BLM should show some flexibility on what the public has to say. Chairperson Kimbrough said BLM has shown latitude in allowing the citizens to express their opinion and felt that was a gamble on their part

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because they had wanted to leave the ranch in a natural state rather than what has been expressed by the public. Dave Morgan agreed that BLM had taken a risk. Member Wright noted that BLM has a budget they have to work with and felt they are going beyond what they had originally planned and are trying to accomplish what the City wants. No formal action was taken.

6. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED LETTER TO THE NEVADA DIVISION OF WILDLIFE REGARDING THE RESTRICTION OF VESSELS WITH MOTORS ON THE CARSON RIVER, AND OTHER MATTERS RELATED THERETO - (1-1556.5) Member Piccolo had asked for this item. He explained that there is a lot of wildlife on the river and did not feel motorized vehicles are compatible. He suggested that an ordinance be started to restrict that use. Chairperson Kimbrough said the Nevada Division of Wildlife is responsible for taking care of these types of concerns. He added that NRS 488.059 requires them to be involved. He added that the Committee needs to let them know what the concerns are, what the problems have been, and what they would be requesting. He cited the noise of jet skis, horsepower of motors, etc. as examples of concern. Member Clift felt that all motors, no matter what the horsepower, should be eliminated. Member Piccolo will contact Fred Messman of NDOW and invite him to a meeting for a discussion. No formal action was taken.

G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION ITEMS)

G-1 Committee Member Comments

1. Discussion/Review of Committee Tour of Erick Massa's Property - (1-1723.5) Chairperson Kimbrough said NDF had set aside \$5,000 in the Stewardship Program for the private property owners stewardship program. He explained the process in which Mr. Massa could get 75 percent of his rehabilitation money back.

2. Discussion and Point of Information Regarding Beaver Control Along the Carson River - (1-1781.5) Chairperson Kimbrough said he had somebody who could come to the next meeting to discuss the problem and solutions.

3. Discussion of Prison Property Agricultural Impact and Access Issues along the Carson River - (1-1798.5) Chairperson Kimbrough said he had spoken to the prison representatives and that they were going to start on the agricultural issues without waiting for the Committee. He said they are ready to start on the fencing. Member Wright said their cattle are already away from the river. Chairperson Kimbrough felt perhaps some of the Committee could go back out again to look at the site.

4. Discussion of Carson River Conference to be Held April 6 and April 27 - Chairperson Kimbrough said they had so many people signed up they had to close registration.

G-2 Staff Comments

1. Status Report Regarding the Open Space Advisory Committee Activities - (1-1865.5) Mr. Krahn provided copies of a proposed amendment to the Walker Resource Management Plan as submitted by BLM. He said he had been asked to review the document from staff's perspective and compare it to the Carson River Plan and that staff would be responding before the April 30 deadline. Chairperson Kimbrough said they had already sent the Committee's proposal but BLM had ignored some of it. He felt there are serious concerns with the BLM document and cited that they had allowed dirt bikes down to the river area as an example.

(1-1953.5) Mr. Krahn then provided samples of the survey as proposed by OSAC. He asked that the Committee take a few minutes to review it and give him their comments. He noted that staff would be turning in the responses to OSAC at their April 6 meeting. Mr. Guzman said OSAC had determined it was important to receive this input

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so that the best questionnaire possible could be developed. He added that once OSAC is satisfied with the questionnaire staff will be responsible for mailing it out.

(1-2081.5) Mr. Guzman said OSAC had endorsed the exchange program and that they are trying to organize their efforts in order to meet once every two or three weeks for the purpose of being able to finish the Master Plan. He commented they have initiated informal contacts with some property owners for the purpose of discussing potential acquisitions. He also noted that OSAC has worked with NDOT on the bypass to see what the effects it will have on open space, specifically on corridors for walking from east to west, and where they can be located. Mr. Krahn said although they have had focus groups and neighborhood meetings it will be some time before OSAC can put out a draft plan. He added that the consultant had asked OSAC members to meet with civic groups to present the video film maker Dave Morgan has developed.

G-3 STATUS REPORT REGARDING ACTIVITIES ALONG THE UPPER AND LOWER CARSON RIVER - None.

G-4 STATUS REPORT REGARDING BUREAU OF LAND MANAGEMENT TRAILS GRANT AND DRAFT TRAILHEAD PLAN - (1-2251.5) Chairperson Kimbrough said he had nothing new to report although Mr. Abbett had made a commitment to try and work it up in the next couple of months.

(1-2255.5) Member Piccolo said he had been asked how OSAC was doing on the trail at Empire. Mr. Krahn said he had attended a meeting with the owners of the property and the people who had put in the trail. He added they had come to a resolution and that Mr. Kastens was to send a letter but did not know the status of it.

G-5 FUTURE AGENDA ITEMS FOR THE NEXT CRAC MEETING - (1-2283.5) Chairperson Kimbrough said he would like to discuss priorities at the next meeting. He provided lists of items that were previously discussed and asked that the Members review them and identify those which they would like to bring to the meeting for more discussion. He added that Mr. Massa's problem would be on the next agenda, possibly Fred Messman from NDOW, the Empire Ranch trail, Carson River Park, and Morgan Mill Road.

(1-2317.5) Mr. Quigley asked if CRAC could make application for RCT funding for projects along the river. Chairperson Kimbrough said he did not know but Mr. Kastens could respond the next time he is present.

(1-2475.5) Member Clift asked for a discussion on the mercury contamination.

H. ADJOURNMENT - There being no further business Member Piccolo moved to adjourn. Member Wright seconded the motion. Motion carried 5-0-2-0. Chairperson Kimbrough adjourned the meeting at 8:35 p.m.

The Minutes of the April 1, 1998 meeting of the Carson River Advisory Committee

ARE SO APPROVED __6/3 ____, 1998

/s/ _____
Mark Kimbrough, Chairperson