

APPENDIX

A.1 OPEN SPACE EVALUATION FORM

Table A. Physical Characteristics

For each parcel, select the highest value for each physical feature. If none apply, leave blank.

Physical Feature	Defining Authorities	Characteristics (check if present or applicable)	Value
Wildlife habitats/corridors	US Fish & Wildlife Service, Nev. Div. Of Wildlife, or documented scientific observation	<input type="checkbox"/> Contains habitat or corridor for threatened or endangered (T&E) species <input type="checkbox"/> Contains high value habitat for non-T&E species <input type="checkbox"/> Contains migration corridor <input type="checkbox"/> Observed presence of wildlife or fish	Very High High Medium Moderate
Natural communities	US Army Corps of Eng. Or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input type="checkbox"/> Presence of mature canopy trees, shrubs <input type="checkbox"/> Majority of parcel with healthy native grasses <input type="checkbox"/> Contains jurisdictional (ACOE) wetlands	High Medium Moderate Low
Landform/scenic quality	Committee, staff, consultants	<input type="checkbox"/> Open water (lakes, ponds, river, stream) <input type="checkbox"/> Contains ridge or promontory w/ long views <input type="checkbox"/> Contains a valley that provides enclosure/privacy	High High Medium
Visibility	Committee, staff, consultants	<input type="checkbox"/> Visible from major roads <input type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	High Medium Low
Size	Committee	<input type="checkbox"/> Larger than 40 acres <input type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	High Medium Low
Accessibility	Committee, staff, consultants	<input type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	High Medium
Historic/cultural	State Historic Preservation Office,	<input type="checkbox"/> Known or high potential archaeological resource <input type="checkbox"/> Historic designation (national, state or local) <input type="checkbox"/> Significant local cultural feature (physical landmark, working farm, unique structure, etc.)	High Medium Moderate
Water protection	CC Public Works	<input type="checkbox"/> Within 5 year well protection zone <input type="checkbox"/> Within 10 year well protection zone <input type="checkbox"/> Contains high-infiltration soils within watershed protection area	High High Medium
Flood hazard	Federal Emergency Management Agency	<input type="checkbox"/> Is within FEMA-designated 100 year floodplain <input type="checkbox"/> Is within area of known flooding	Low Medium
Prime farmland	U.S. Department of Agriculture	<input type="checkbox"/> Is land of statewide agricultural importance (irrigated farmland)	High

Table B. Prioritizing Factors

This part of the evaluation assumes that some form of acquisition is necessary to protect the parcel(s) that will not be protected by existing City, State or Federal regulation (wetlands, flood plain, easements, etc.)

For each parcel check the most appropriate priority factor for each category below.

Category	Definition (check if present)	Priority
Uniqueness of habitat type	<input type="checkbox"/> One of few remaining examples of at least one characteristic in Table A	High
	<input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	Low
Ease of acquisition	<input type="checkbox"/> Landowner motivated to sell at less cost than market value	High
	<input type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the City	Medium
	<input type="checkbox"/> Cost are not greater than appraised value, terms are not unfavorable	Low
Potential to share cost	<input type="checkbox"/> Likely, significant participation of non-City funding partners	High
	<input type="checkbox"/> Likely participation from other funding sources	Medium
	<input type="checkbox"/> Likely significant participation from other City departments	Low
Urgency	<input type="checkbox"/> Development is imminent	High
	<input type="checkbox"/> For sale (acquisition/development likely)	Medium
	<input type="checkbox"/> Private negotiation, not on open market	Low
Is a significant part of Open Space plan?	<input type="checkbox"/> Located within an Open Space priority area	High
	<input type="checkbox"/> Parcel is designated on current Open Space master plan	Medium
	<input type="checkbox"/> Adjacent to, or can be linked to other Open Space parcel, trail or park	Medium
Citizen support	<input type="checkbox"/> Has City-wide citizen support/advocacy	High
	<input type="checkbox"/> Has local citizen support	Medium
	<input type="checkbox"/> No significant opposition	Low

A.2: POLICIES

1. Purposes of Open Space

1.1 Open Space is land that is:

- in a natural or primarily natural state
- contains significant natural, visual, or cultural features that warrant protection and
- permanently protected.

1.2 Open Space in Carson City is intended mainly to preserve the natural landscape, and certain types of passive recreation, such as hiking, running, bicycling and horseback riding. Recreational facilities in Open Space areas are typically limited to trails and supporting picnic areas, interpretive facilities, restrooms, and parking lots.

1.3 Open Space in Carson City is not intended to be used for traditional active recreation facilities such as parks, playground equipment, baseball diamonds, soccer fields, and swimming pools.

2. Acquisition and Protection of Open Space Land

2.1 Open Space land may not be improved after acquisition except to manage, protect or provide passive recreation use, habitat for native plant or wildlife species, or to permit continuation of agriculture.

2.2 Open Space funds may be used to purchase land; to protect, preserve or restore natural resources; to afford limited public access and protect users and property.

2.3 Trails and trail-related improvements (trailhead parking, signage, restrooms, trash receptacles, etc.) will not be funded from the Open Space portion of the Ballot 18 Sales Tax. These improvements will be funded from the Parks portion of Ballot Question 18, in conjunction with conveying easements or land.

2.4 Open Space can be protected through a variety of mechanisms, including, but not limited to: donations, intergovernmental agreements, acquisition of partial-fee interests (easements, development rights, etc.), and zoning and other regulatory restraints on development.

2.5 The City will purchase land for Open Space only when no other approach is possible that will meet OS objectives.

2.6 Open Space funds may be used to purchase:

- Land
- easements that preserve the land in an undeveloped condition,
- development rights that preclude development of specific parcels, and
- water rights that may be used for the management of the land or for preservation of habitat.

2.7 Decisions to purchase Open Space lands are made by the Carson City Board of Supervisors. The OSAC makes acquisition recommendations to the Board of Supervisors, based on the directions and policies of the Carson City Master Plan, (including this and other elements)

and an evaluation of the Open Space needs of the community. Acquisition procedures are subject to all applicable federal, state and local statutes, ordinances and regulations.

- 2.8 Potential acquisitions will be evaluated according to the Open Space Guidelines form in this document. The Open Space Guidelines form may not be modified in the same meeting as they are used to evaluate a specific parcel of land.
- 2.9 The City will attempt to acquire mineral and water rights associated with or of benefit to a parcel of irrigated land if financially feasible and if consistent with Open Space objectives.
- 2.10 Potential acquisitions will be assessed for potential hazardous waste problems. Clean-up responsibilities will be delineated in the acquisition documents.
- 2.11 Acquisition includes a responsibility for stewardship. Land that is acquired will be inventoried in detail (collect existing data, photographic record, and specific studies as warranted to document unique conditions) and thereafter monitored at least annually.
- 2.12 Contact with property owners for negotiation purposes will only be conducted through the Chairperson of the OSAC for the first two years of the plan and through or with the Open Space Coordinator thereafter.
- 2.13 Generally, property purchased for Open Space may not be disposed of, or converted to another use. In certain cases it may be necessary to acquire a total property when only a portion of the property is desired for Open Space purposes. In such cases, and when identified prior to acquisition, the City may dispose of the undesired portion of the parcel and shall reimburse the Open Space fund by the higher of: the sale price of the undesired portion or the original pro-rata cost of the undesired portion.
- 2.14 Property originally acquired for Open Space may be converted to another public use, such as a park if the Open Space fund is reimbursed for the value of the converted property at the time of its conversion or original cost, whichever is higher.
- 2.15 In special circumstances, Open Space lands may be used for rights-of-way for roads provided they have been previously identified in the City's Master Plan and elements thereof. Water, sewer and other below ground utilities may be installed on Open Space lands only if adequate financial guarantees are escrowed to assure that the disturbed area will be restored to an indistinguishable natural appearance. Visible structures unrelated to the use or management of the Open Space (such as overhead powerlines, transformers, signs, etc.) will not be permitted on Open Space lands.

3. Management of Open Space lands

- 3.1 Open Space lands will generally be open for passive public use and enjoyment and trails will be developed where possible to appropriate access.
- 3.2 Certain Open Space properties may be leased for continued agricultural uses such as farming and grazing. Agricultural leases may continue to afford limited public access for passive use when not precluded by safety considerations
- 3.3 A goal of the Open Space Program is the protection and perpetuation of native plants, animals, birds, fish and reptiles as part of the natural ecosystem of Open Space lands. Native plants, animals, birds, fish and reptiles will be protected from removal. Natural processes and the controlling rules and regulations of federal and Nevada wildlife agencies will be used to

- control and manage native species. Non-native species may be introduced only if they do not eliminate or displace native species and only with the approval of the appropriate federal and state agencies.
- 3.4 The City will seek to restore, maintain or improve the quality of all surface and ground water resources on Open Space lands. Activities with high potential for point or non-point source water pollution will be avoided.
 - 3.5 It may be necessary to close an Open Space property or water body temporarily in order to protect a natural resource or to make a property safe for public enjoyment.
 - 3.6 Landscape conditions caused by natural phenomena (flooding, erosion, wildfires) may be modified for habitat restoration, public safety or reconstruction of public facilities such as trails or cultural resources. Where erosion control is required, a natural-appearing method will be used.
 - 3.7 To the maximum extent possible, plantings other than agricultural crops will consist of species native to the local ecosystem. High priority will be given to management of weeds that will have a substantial impact or can be reasonably controlled. Chemical pesticides, insecticides and herbicides will be used only when staff has determined that other options are not feasible or acceptable.
 - 3.8 The City will maintain the integrity of water delivery and storage structures on its Open Space lands. It will responsibly manage water for beneficial uses to ensure the protection of water rights.
 - 3.9 The City will seek to protect significant historic, archeological and ethnographic values on Open Space lands. Potential resources will be evaluated according to Carson City's Historical Architecture Review Committee and State and National Register standards. Archeological resources shall be left undisturbed unless removal is justified for protection. Historic areas, structures or landscapes will be preserved in their present condition if that condition allows satisfactory maintenance and use within the financial constraints of the Open Space program. Cultural resources not identified as having local, state or national significance may be permitted to deteriorate naturally, unless their removal is necessary for public safety or to restore land to its natural condition.
 - 3.10 Volunteers are a valuable resource to the Open Space staff and to the public. The Open Space program will make an organized effort to provide volunteer work that is meaningful, productive and satisfying for the volunteers as well as Open Space staff.
 - 3.11 The Open Space element of the Carson City Master Plan will be updated at least every 5 to 7 years.

A.3: DATA SOURCES

A variety of data sources were used to map and model natural features and areas in the geographic information system analysis for the Open Space Plan. The following is a brief description of the source data used in each map.

- A. Carson City Urban Interface Plan Amendment*
An amendment to the Walker Resource Management Plan, this addition wanted to identify areas where public lands would be bought and managed by the citizens of the area and lands that would be available for acquisition by State or local organizations.
- B. Recreation management on wildland and urban interface public lands in Carson City*
A cooperative effort between the Bureau of Land Management and Carson City for planning and management of outdoor recreation facilities in regards to public lands and wildlands.
- C. Pine Nut Mountains Proposed Plan Amendment and Environmental Assessment*
This assessment also served as an amendment to the Walker Resource Management Plan to establish a guide for managing motorized vehicle recreation in the Pine Nut Mountain range, to preserve the wildland from harsh motorized use impact.

A.4: RELATED PLANS AND STUDIES

- A. Carson City Master Plan Land Use Plan Element Update*
This update was intended to establish guidelines for the creation of zoning areas and development thresholds. It accomplished this by using criteria to determine land use designations and standards for development of land.
- B. Carson River Master Plan*
A master plan that guided the preliminary study, design and implementation projects for the Carson River. It also served as a stage for the city and community to come together for the enhancement of the area, culturally, politically and geographically.

A.5: APPROVALS AND ENDORSEMENTS

The following groups were given a presentation about the Carson City's Open Space master planning effort:

Carson City Rotary Club
American Business Women's Association
Board of Realtors
Carson City Natives and Newcomers Club
American Association of Retired Persons
Seroptimist Sertoma Club

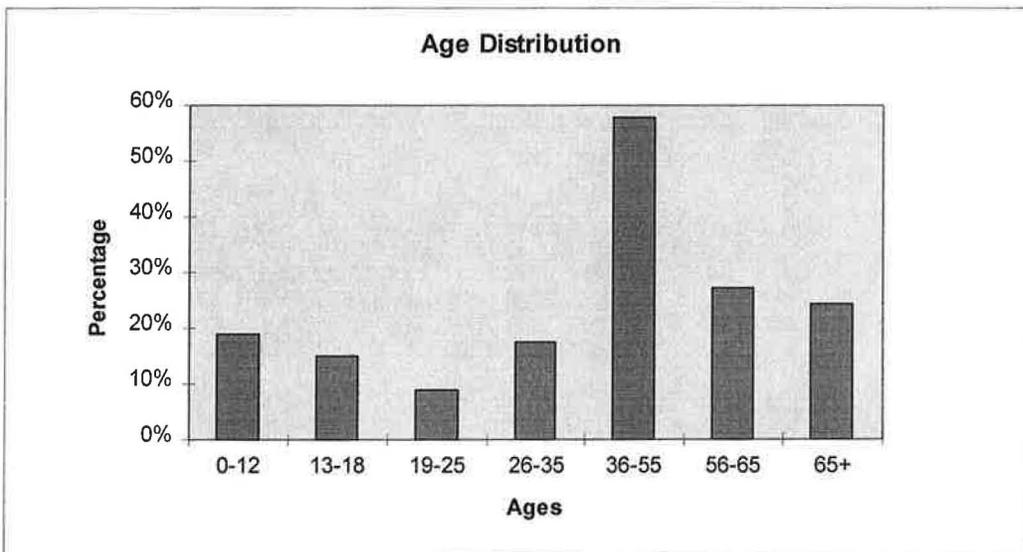
A.6: PUBLIC OPINION SURVEY

In conjunction with the Open Space Master Plan, an opinion survey was conducted to sample the opinions of Carson residents regarding Open Space objectives and potential policies. Approximately 1,600 questionnaires were mailed out to random residents within Carson City and 503 surveys were returned (a response rate of 31.4%). Statistically, 400 or more responses creates a 90+% confidence level that the returned data is representative of the community as a whole. Several questions were compared to demographic trends to see if there was any significant difference between gender, length of time in Carson, area of residence, age etc. Answers with some significance are pointed out in the discussion below.

Demographic characteristics

Of those who responded to the survey,

- **Gender:** 52.3% were female and 45.3% were male
- **Age:** 85% of the respondents were 36 or more years old.
- **Tenancy:** 82% have lived here for six years or more
- **Employment:** 45% of households have at least one person working for a private corporation, 34% have one or more working for a public agency, and 23.5% have one or more people that are self employed (Since there may be more than one employment type in a household, the total may exceed 100%).
- **Household size:** A two-person household was the most common.



Attitudes toward Open Space

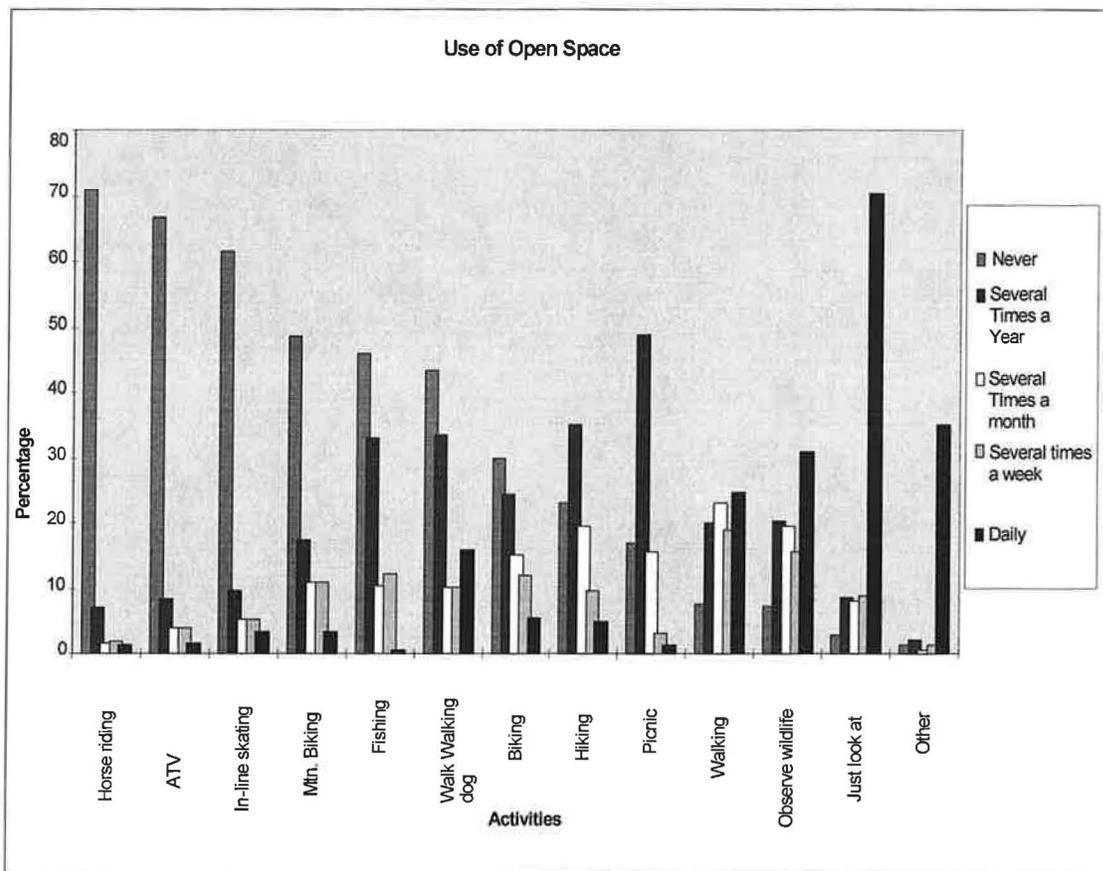
Use of Open Space

The respondents were asked to indicate how they use Open Space. The following graph ranks the activities according to frequency of use.

Open Space greatly varies between activities, seasons and interest. The Open Space uses that received the highest overall use are:

1. Looking at Open Space
2. Observing wildlife
3. Walking

Along with *recreational* activities, respondents were asked to identify the most important ways they would use a trail system. More passive uses, such as hiking and observing, were more predominate.



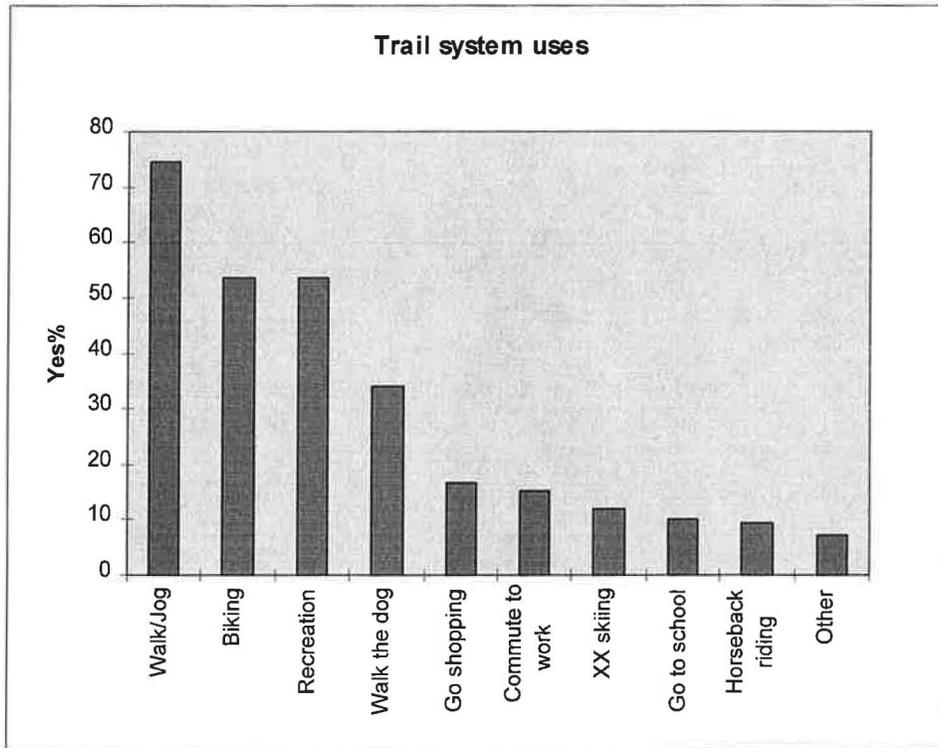
Areas to Preserve for Open Space

The top three preferences for potential Open Space areas are:

1. The Carson River corridor,
2. Hillside visible from the city, and
3. Working, irrigated ranches.

Question #10 asks the respondent to rank reasons why Open Space should be preserved. In general, respondents ranked:

1. Preserve hillsides from development,
2. Protect wildlife habitat and to
3. Provide trails and natural areas for walking and biking.



Acquisition of Open Space

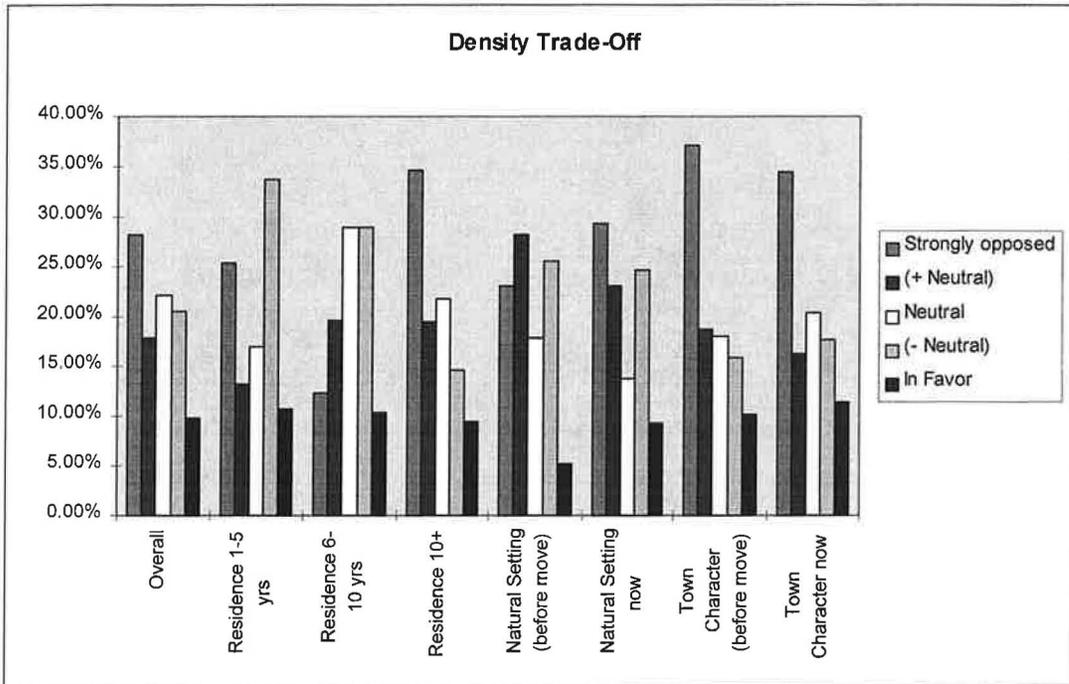
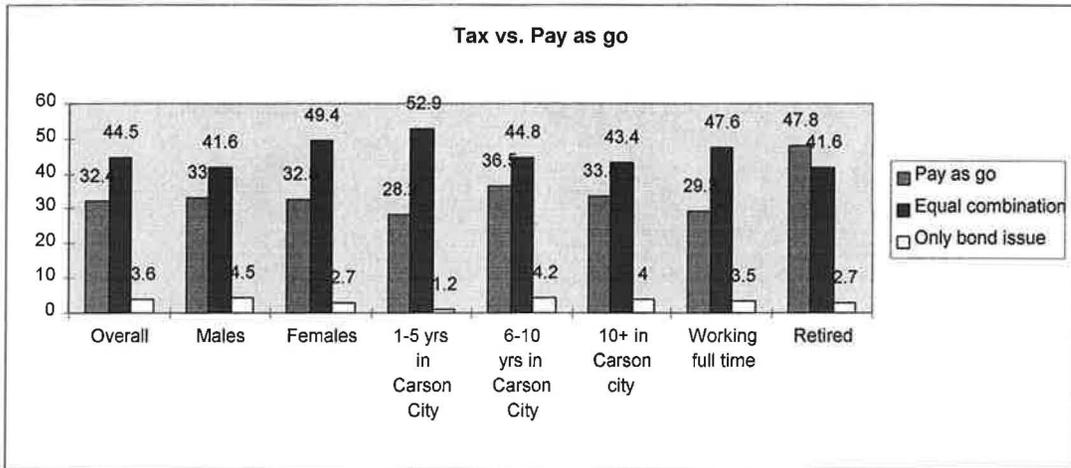
Methods to acquire Open Space. (Question #8)

The survey respondents were asked to choose between two approaches to acquiring Open Space: 1) buy as much and as quickly as possible, or 2) buy slowly and develop as it is acquired. The results are strongly in favor of the concurrent buy-and-develop approach, by a 55% to 40% margin.

Buy quick/develop quick	40.80%
Buy slow and develop	55.70%
No answer	3.60%

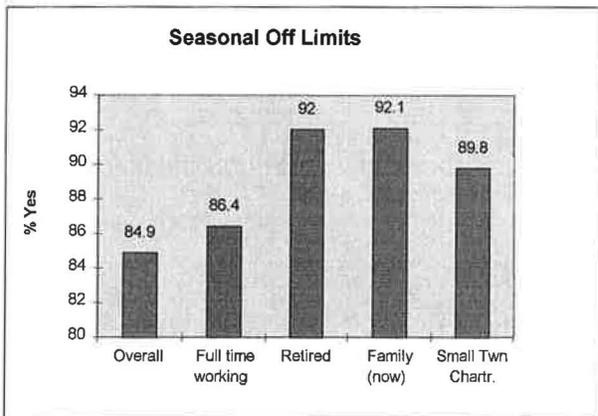
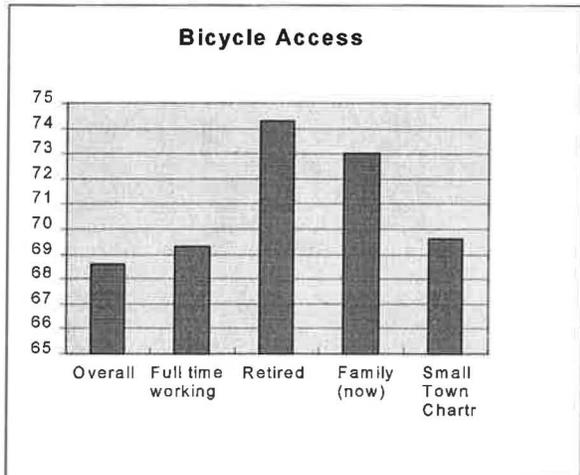
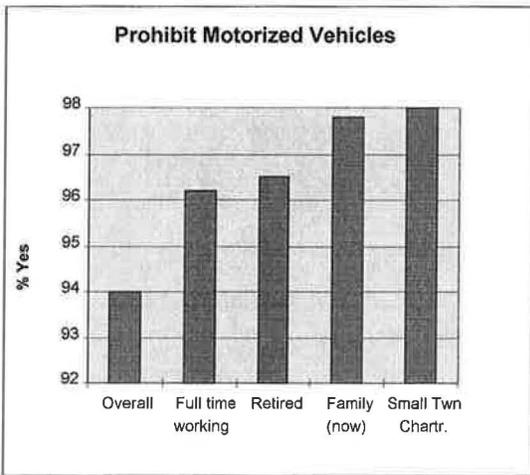
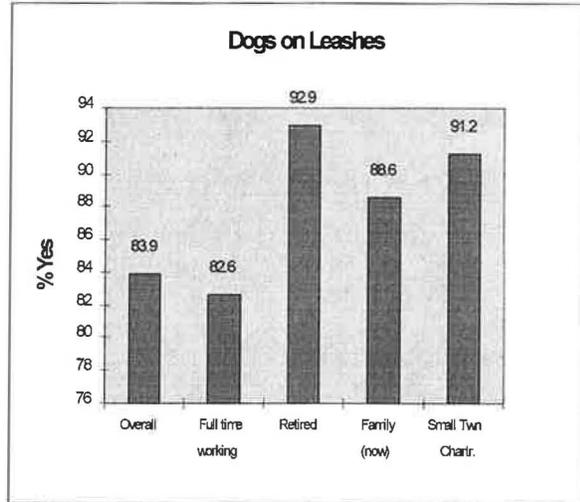
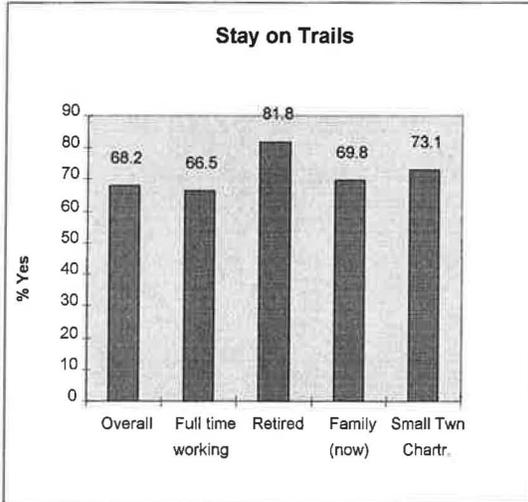
To purchase Open Space, tax revenues may be used each year or larger amounts can be used by selling bonds and then re- paying them annually with tax revenues. A bond issue is not heavily favored.

Since all the land desired couldn't be purchased, there needs to be other creative techniques to acquire this land. One option is to require developers to dedicate land for trails and Open Space when they design a sub-division. Another option is to give the landowner an incentive by allowing higher density in exchange for leaving some land open. The majority is opposed to this idea most likely because it would create more heavily populated areas. Overall, the community favors a neutral approach towards the purchase of development rights.



MANAGEMENT POLICY-

Question 7 - Acceptable restrictions on public Open Space are compared in the graphs below.



Dogs on Leashes	83.90%
Stay on Trails	68.20%
Prohibit Motorized Vehicles	94%
Seasonal Off Limits	84.90%
Prohibit bicycle access.	68.60%

EMPLOYMENT

Employment - As a trend within the categories, full time working residents outside the house have a lower approval response rate to the restrictions and typically the retired category exhibits a relatively higher yes response rate to restrictions.

Households - As the size of the household increases, the less likely they are to support the restriction. For staying on trails – one-member household favors the restriction to stay on trail by 76% where four members favor it 60.3% and five members favor it by 57.1%. Five or more members even choose no by 55% to prohibit bicycle access- whereas other households favored it.

	Overall	Working FT	Retired	Resid. 1-5 years	Like small town	5a	5b	5c
Strongly opposed	14.3	15.4	17.0	9.5	15.0	15.1	16.5	13.3
	14.1	15.0	10.7	15.5	17.0	16.1	20.0	13.3
Neutral	31.4	28.7	40.2	31.0	25.2	29.0	21.7	40.3
	20.9	26.2	14.3	26.2	23.8	22.6	20.9	18.8
Strongly in Favor	16.8	14.7	17.9	17.9	19.0	17.2	20.9	14.4

- Males are slightly more neutral to females at 36.2% to 29.8%. For those who have lived in Carson City for longer than ten years are more strongly opposed (16.3%) than those who have lived 1-5 yrs (9.5%). Retired people were more neutral (40.2%) than full time workers (28.7%).
- Area 5c is more neutral (40.3%) than 5a (29%) and 5b (21%) however 5b is more in favor by 20.9 % to 5a (17.2%) and 5c (14.4%) - Those who moved to Carson City for family reasons support the conversion to parks with the highest support at 24%.

CONTROLS BY BOARD OF SUPERVISORS.

FLEXIBILITY OF PROTECTION

	Overall	1-5 yrs	6- 10 yrs.	10 yrs +	Full-time	Retired
Much Flexibility	2.6	2.4	5.3	2	2.1	3.5
	4.1	7.1	2.1	4	4.5	1.8
Moderate Controls	40.1	44	37.9	39.4	42.5	38.9
	21.3	15.5	17.9	24.5	24	16.8
Ironclad protection	31.9	31	36.8	30.1	26.8	38.9

Overall 53% want ironclad protection - Those with 1-5 years residency have the highest in terms of moderate controls at 44% however those with 6-10 yrs are the highest with 36.8% for ironclad protection - The larger the families the less control desired.

Area 5b desired more ironclad protection (at 40.7%) compared to 5a at 23.2% and 5c at 31.3%. Area 5c is more moderate at 46.2% than 5b at 31.9% and 5a at 36.8%

Full time workers are more in favor of moderate controls than those who are retired.

Undeveloped Land

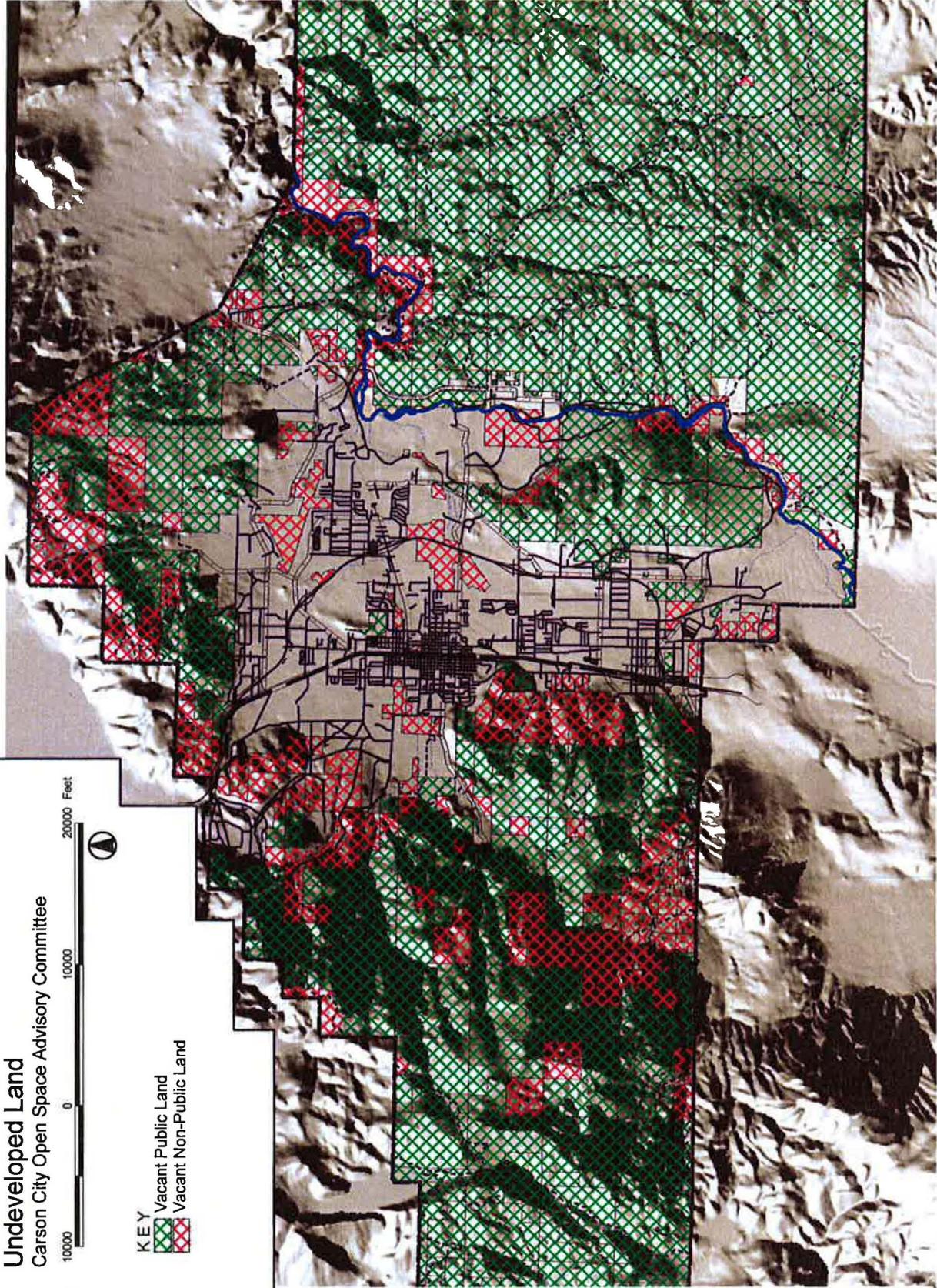
Carson City Open Space Advisory Committee



KEY

Vacant Public Land

Vacant Non-Public Land



Constraints to Development - Slope/Skyline

Carson City Open Space Advisory Committee

10000 0 10000 20000 Feet

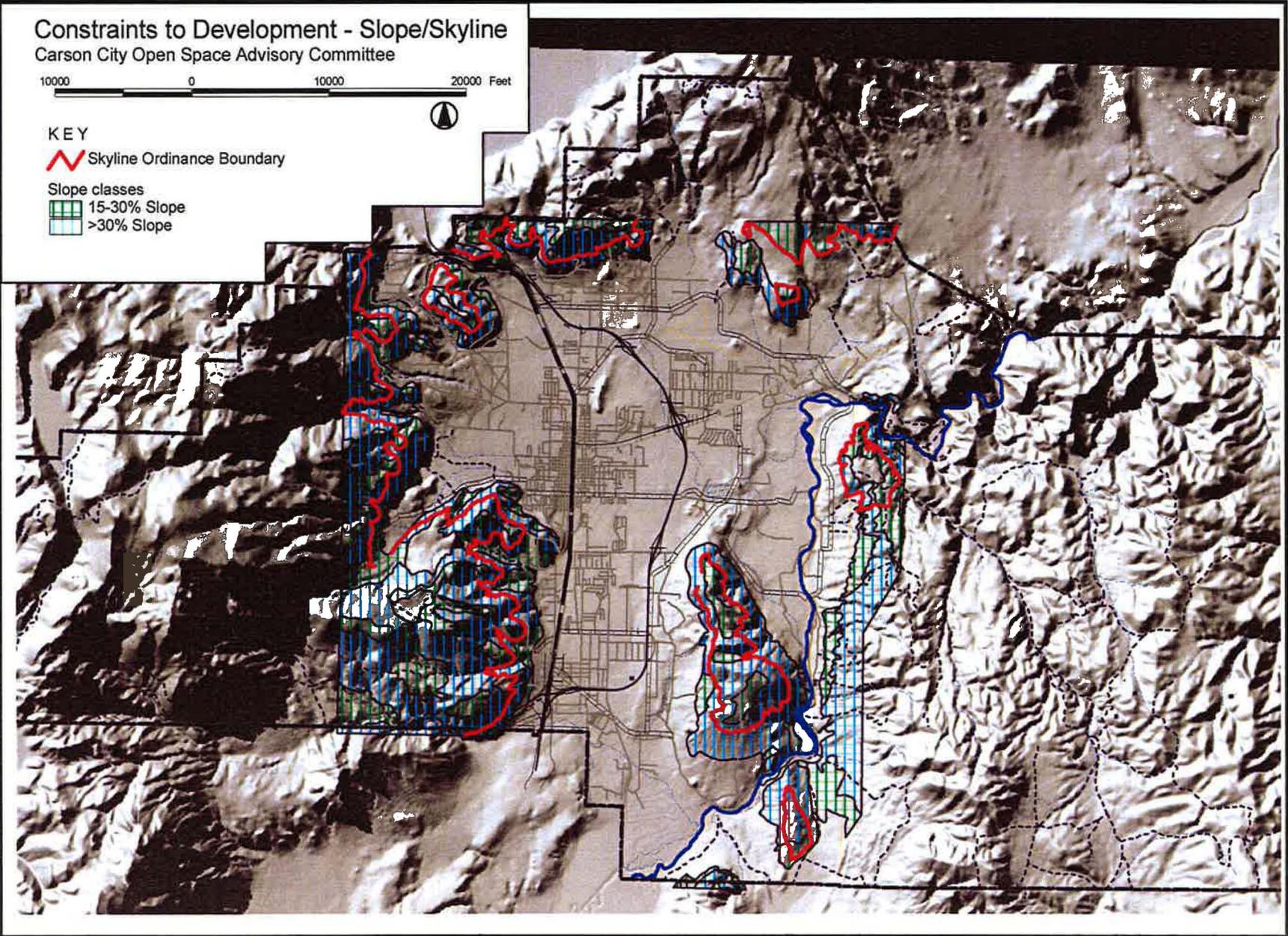


KEY

 Skyline Ordinance Boundary

Slope classes

 15-30% Slope
 >30% Slope



Existing Conditions -- Vegetation

Carson City Open Space Advisory Committee

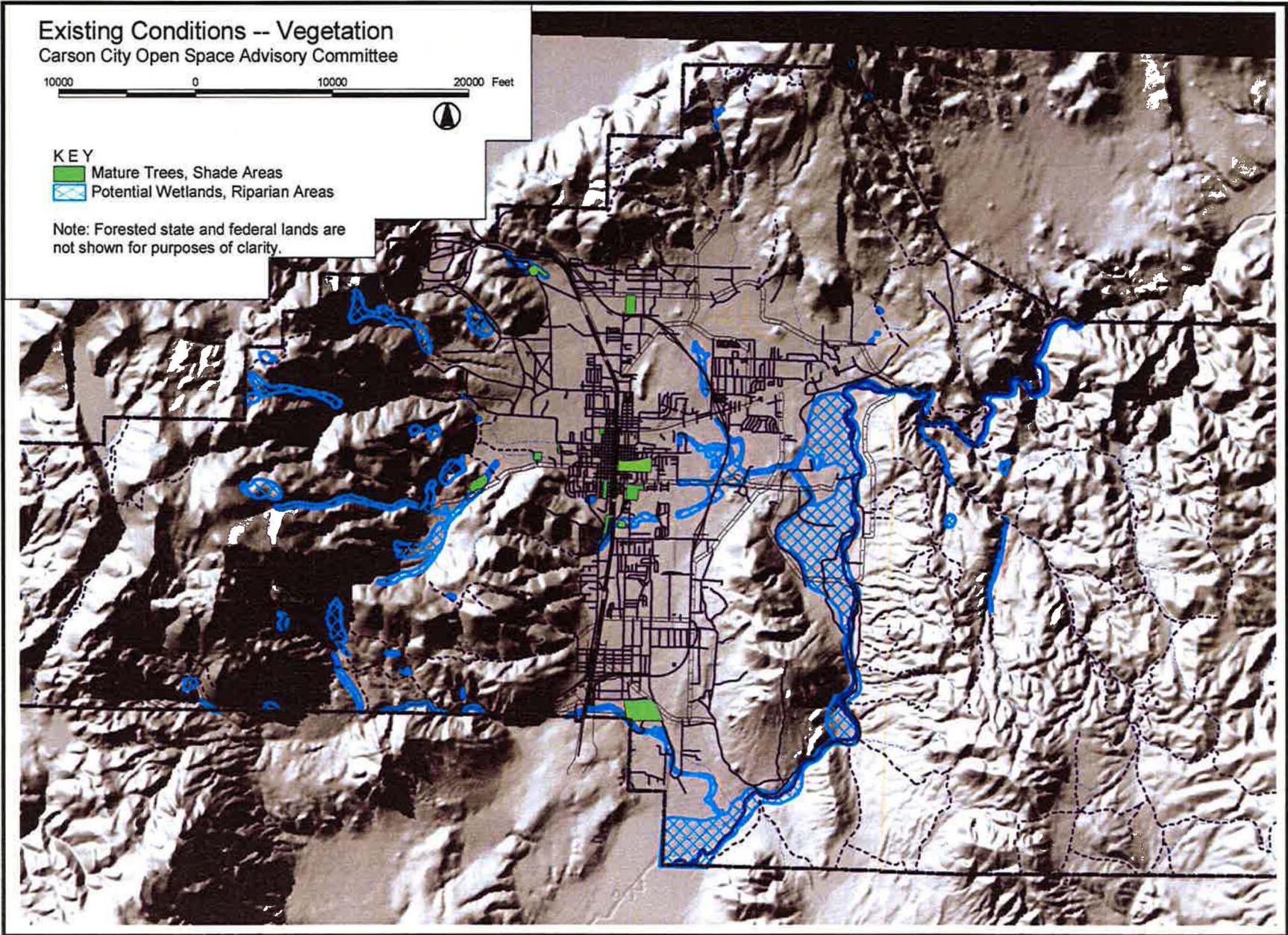
10000 0 10000 20000 Feet



KEY

-  Mature Trees, Shade Areas
-  Potential Wetlands, Riparian Areas

Note: Forested state and federal lands are not shown for purposes of clarity.



Health/Safety Considerations

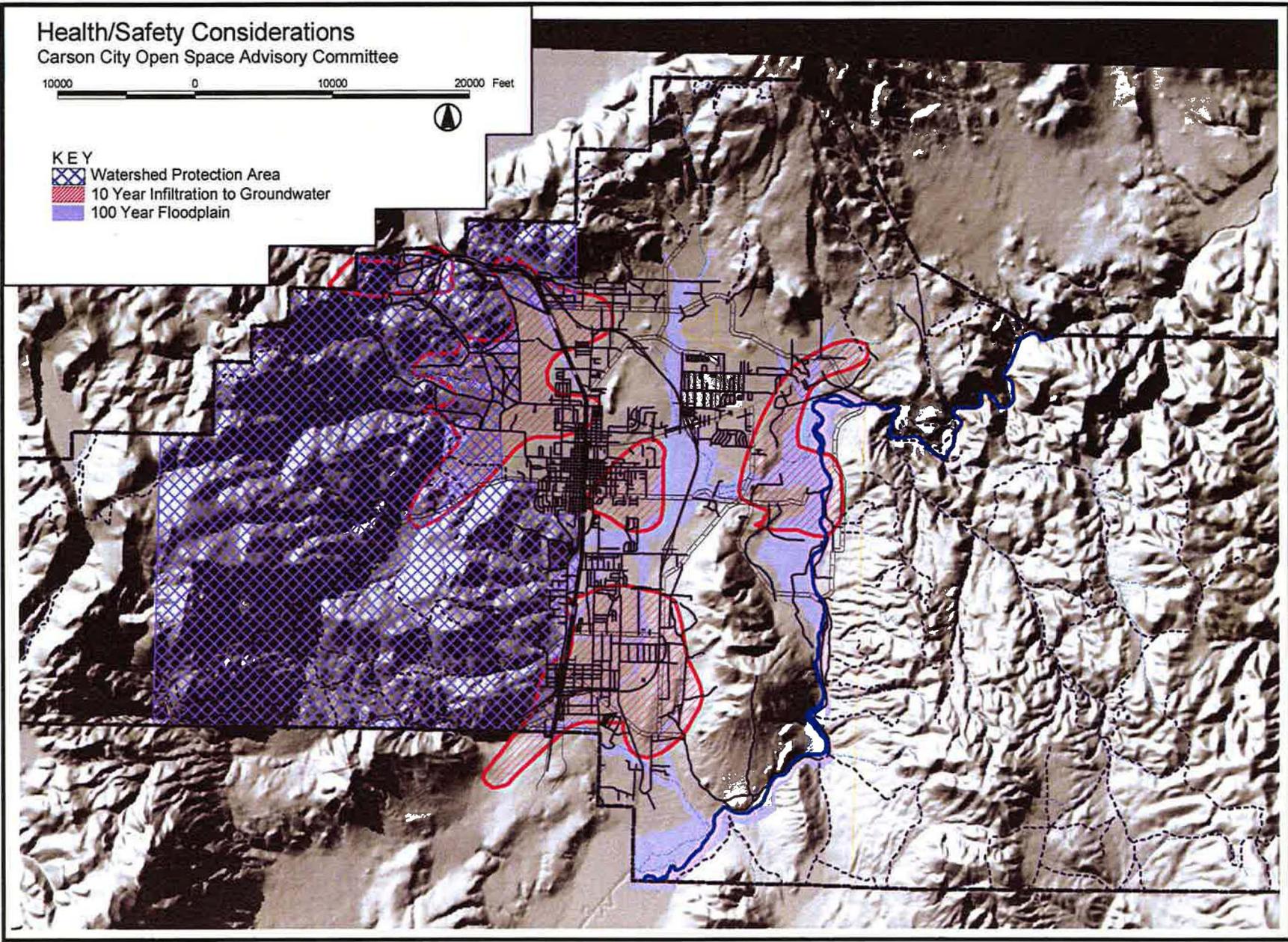
Carson City Open Space Advisory Committee

10000 0 10000 20000 Feet



KEY

-  Watershed Protection Area
-  10 Year Infiltration to Groundwater
-  100 Year Floodplain

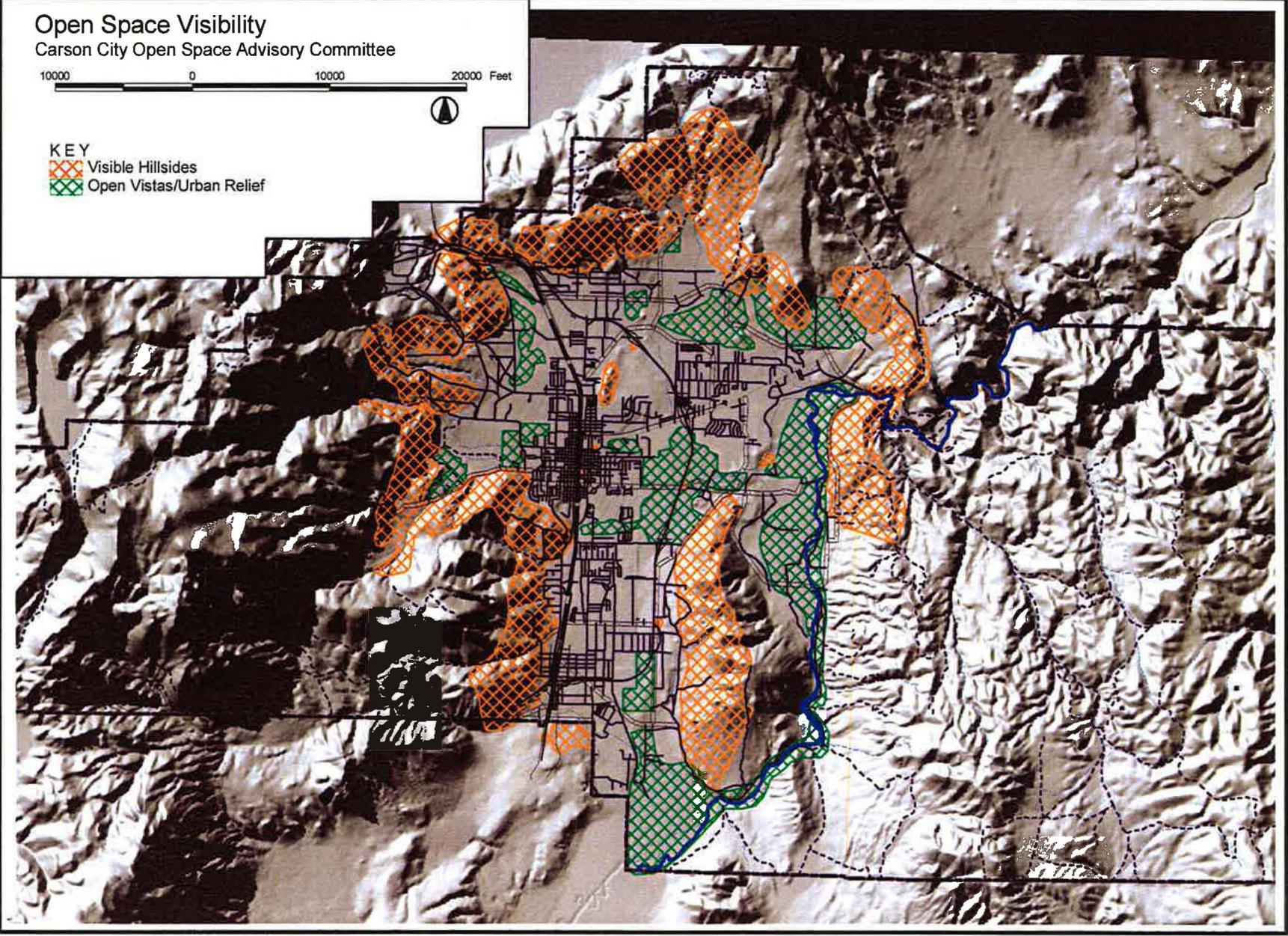


Open Space Visibility

Carson City Open Space Advisory Committee



- KEY
- Visible Hillside
 - Open Vistas/Urban Relief



Existing Protection of Open Space

Carson City Open Space Advisory Committee

10000 0 10000 20000 Feet



KEY

- City Parks
- BLM Urban Interface Land
- Schools
- Private Open Space

