

**OPEN SPACE ADVISORY COMMITTEE**  
**STAFF REPORT**

**MEETING DATE:** April 15, 2013

**AGENDA ITEM NUMBER:** 3D

**STAFF:** Juan F. Guzman, Open Space Manager

**REQUEST:** For Discussion and Possible Action: To make a recommendation to the Board of Supervisors regarding the consideration of potential property transactions of Potter APNs 009-014-05 and 003-151-25, Erickson APNs 010-011-22 and 010-011-23, and Hamm APNs 007-091-66 and 007-293-29.

**GENERAL DISCUSSION:** This item has been placed on the agenda at the request of a Board of Supervisors member who seeks to understand the potential future acquisitions that may be considered by the Committee and the Board. These three properties (Potter, Erickson and Hamm) have been mentioned as part of the work program and/or brought to staff's attention by realtors.

Staff has attached the Environmental Review Assessment forms for the three properties. The Potter transaction is much ahead in terms of progress since it is already under consideration. The Hamm property was visited by staff and former Chairman Jacquet with the realtor. The Erickson property has been visited only at the westernmost area adjacent to the former Bently north boundary.

Staff wishes to obtain a first impression from the Committee regarding these properties. We have provided you with maps illustrating their adjacency to other open space property and most salient features. As a general comment, staff believes that the Potter property is very important to the program for its cultural resources, scenic value, and ability to link existing trails.

The Hamm property is important to the program due to its environmental value since Vicee Canyon traverses the property. The creek exhibits small riparian areas and related habitats. This property also contains social trails that are heavily used by residents and visitors of Carson City.

Regarding the Erickson property, its importance relates to the Carson River and riparian areas. In the future, it may also facilitate the control of motorized access from Lyon County. The property also contains cultural resources. It is staff's opinion that the appropriate strategy towards the Erickson property would be to encourage a purchase by BLM through the Southern Nevada Public Land Management Act grant opportunities. That will also facilitate the acquisition of the portion of the land located in Lyon County. Carson City's most immediate interest would be the portion of the land located north of the Carson River and west of the Lyon County line, a relatively small portion of the entire property.

**RECOMMENDED ACTION:**

I move to make the following recommendation to the Board of Supervisors regarding the consideration of potential property transactions of Potter APNs 009-014-05 and 003-151-25, Erickson APNs 010-011-22 and 010-011-23, and Hamm APNs 007-091-66 and 007-293-29; to continue to complete the Potter transaction; to explore the feasibility of a non-profit organization becoming the main force for the conservation of the Hamm property; to write a letter to the Bureau of Land Management recommending that they consider the acquisition of the Erickson property.

# Hamm Properties

# Potter Properties

## **West Side Open Space Opportunities For Carson City, Nevada**



## CARSON CITY Quality of Life Initiative

### Legend

- West Side Trails
- Proposed Freeway
- Open Space Opportunities
- Bureau of Indian Affairs
- Bureau of Land Management
- City of Carson City
- Indian Tribal Land
- State of Nevada
- U.S. Forest Service

Photos Flown: 2010

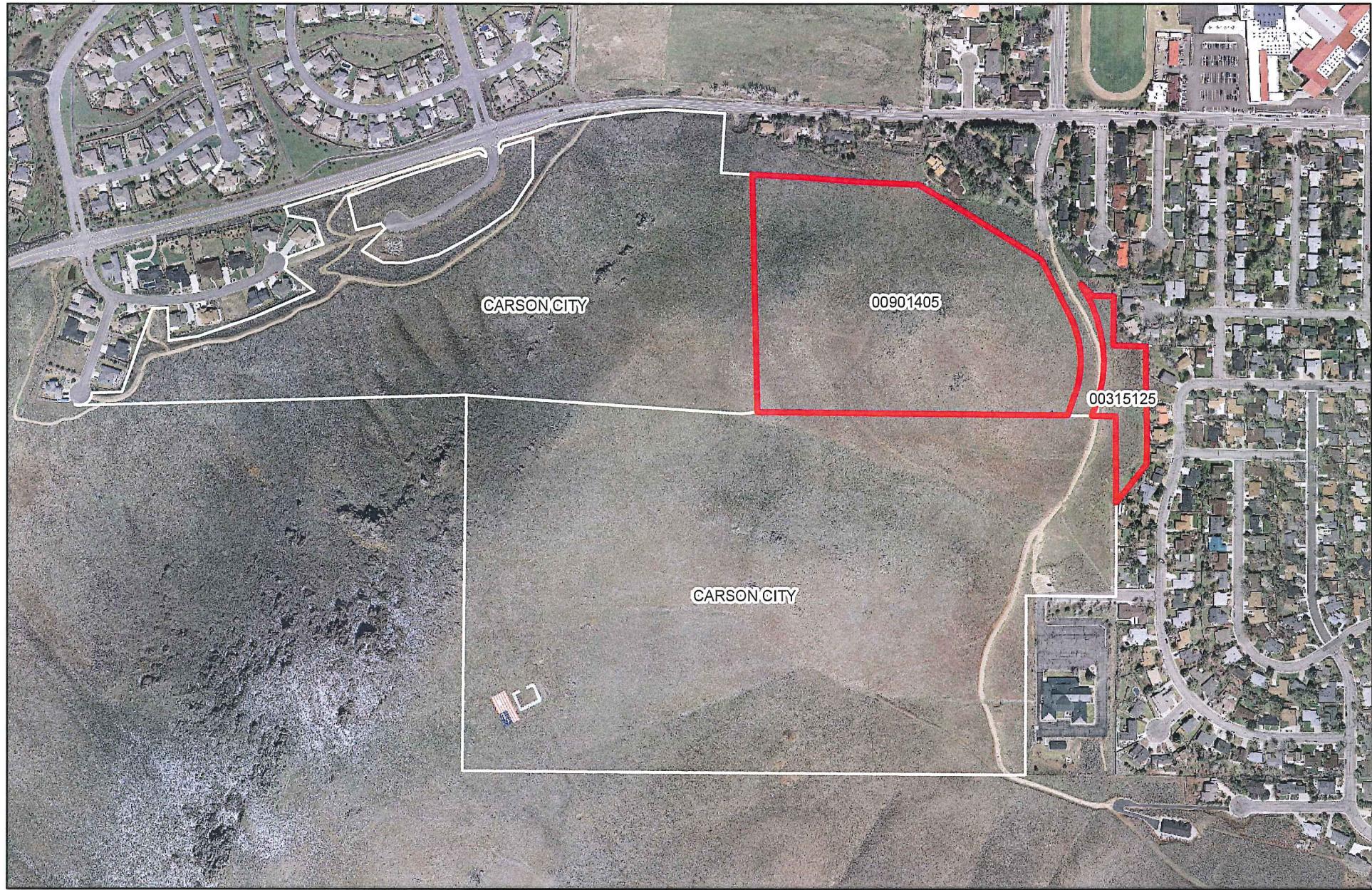
0 500 1,000 2,000 3,000

— 1 —

THE JOURNAL OF CLIMATE

11 of 11 pages

# Potter Properties



1 inch = 500 feet

0 0.15 0.3 Miles

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Potter Properties

40+ Acre Adjacent Parcels



# Potter Properties



0                    0.1                    0.2

Miles

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 Potter Properties  
— 100 Ft Contour Lines



# Potter Properties



1 inch = 292 feet  
0 0.1 0.2 Miles

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- Red Box: Potter Properties
- Dashed Line: Single Track Trail
- Dash-dot-dot-dot: Double Track Trail



## OPEN SPACE EVALUATION FORM

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<b>Landowner</b>	Patricia R Potter Family Trust
<b>Assessor's Parcel Number</b>	009-014-05 - 19 acres
<b>Location</b>	West side of Carson City, southwest of the Kings Canyon Road and Ormsby Boulevard intersection, and the base of C-Hill
<b>Access</b>	1) From the north - Ormsby Boulevard and 2) From the south - Open Space property and the trailhead parking on McKay Drive.
<b>Zoning</b>	Current Land Use Code 120: Vacant Single Family Zoning: SF2A (Single Family 2 Acre)
<b>Master Plan</b>	Low Density Residential (0.2-3 dwellings per acre or 5-0.33 acres per dwelling)
<hr/>	
<b>Landowner</b>	Patricia R Potter Family Trust
<b>Assessor's Parcel Number</b>	003-151-25 - 1.83 acres
<b>Location</b>	West side of Carson City, south of the Timberline Subdivision and Vicee Canyon
<b>Access</b>	1) From the north - Ormsby Boulevard and 2) From the south - Open Space property and the trailhead parking on McKay Drive.
<b>Zoning</b>	Current Land Use Code 120: Vacant Single Family Zoning: SF6 (Single Family 6000)
<b>Master Plan</b>	Low Density Residential (0.2-3 dwellings per acre or 5-0.33 acres per dwelling)

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**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
<b>Wildlife Habitats / Corridors</b>	US Fish & Wildlife Service, NV Dept 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 checked="" type="checkbox"/> Contains migration corridor <input type="checkbox"/> Observed presence of wildlife or fish	<input type="checkbox"/> Very High <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate
<b>Natural Communities</b>	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input checked="" 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	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate <input type="checkbox"/> Low
<p>This parcel, like many areas around it, burned in July 2004 during the Waterfall Fire. Shrubs and grasses have established well on the north-facing slopes. Revegetation has not been as successful on the south-facing slopes which experience hotter and drier conditions. Shrub height averages 2-3 feet, which is the mature height for some species but others will grow up to six foot tall. A good diversity of shrub species exists throughout the property including sagebrush, bitterbrush, ephedra, desert peach, rabbitbrush, and others. The herbaceous component includes native species such as Sandberg bluegrass, squirreltail, and lupine; and non-native seeded grasses such as crested wheatgrass,</p> <p>Non-native annual species, such as cheatgrass and redstem filaree, are most common on the south-facing slopes. The property owners have been willing participants in the sheep grazing project to help reduce the fine fuel hazard at the wildland-urban interface. No noxious weeds are present.</p>			
<b>Landform / Scenic Quality</b>	Committee, staff, consultants	<input type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input type="checkbox"/> Contains a valley that provides enclosure / privacy	<input type="checkbox"/> High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
<b>Visibility</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input checked="" type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
<b>Size</b>	Staff	<input type="checkbox"/> Large than 40 acres <input checked="" type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low

009-014-05 - 19 acres and 003-151-25 - 1.83 acres

<b>Accessibility</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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<b>Historic / Cultural</b>	State Historic Preservation Office	<input checked="" 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.)	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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The Pioneer Cemetery is located on the smaller parcel.

<b>Water Protection</b>	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	<input type="checkbox"/> High <input type="checkbox"/> High <input type="checkbox"/> Medium
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Unknown at the present time.

<b>Flood Hazard</b>	Federal Emergency Management Agency	<input type="checkbox"/> Within FEMA-designated 100 year floodplain <input type="checkbox"/> Within area of known flooding	<input type="checkbox"/> Low <input type="checkbox"/> Medium
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No.

<b>Prime Farmland</b>	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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No.

Submitted by: A. Boege

Date: 4/11/13

**Table B. Prioritizing Factors**

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

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

Category	Definition (check if present)	Priority
<b>Uniqueness of Habitat Type</b>	<input checked="" type="checkbox"/> One of few remaining examples of at least one characteristic in Table A <input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low

The hillside characteristics, scenic views from above and below, access, and location to the urban interface all contribute to the properties' significance.

<b>Ease of Acquisition</b>	<input type="checkbox"/> Landowner motivated to sell at less cost than market value <input checked="" type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city <input checked="" type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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<b>Potential To Share Cost</b>	<input type="checkbox"/> Likely significant participation of non-city funding partners <input type="checkbox"/> Likely participation from other funding sources <input checked="" type="checkbox"/> Likely significant participation from other city departments	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Most likely, the cost will be wholly funded by the Open Space program.

<b>Urgency</b>	<input type="checkbox"/> Development is imminent <input type="checkbox"/> For sale (acquisition / development likely) <input checked="" type="checkbox"/> Private negotiation, not on open market	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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The landowner is interested in selling to the Open Space program. If there is no interest or support from the Open Space Advisory Committee and Board of Supervisors, the parcels will be listed for sale.

<b>Is a Significant Part of Open Space Plan</b>	<input checked="" type="checkbox"/> Located within an Open Space priority area <input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan <input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Medium
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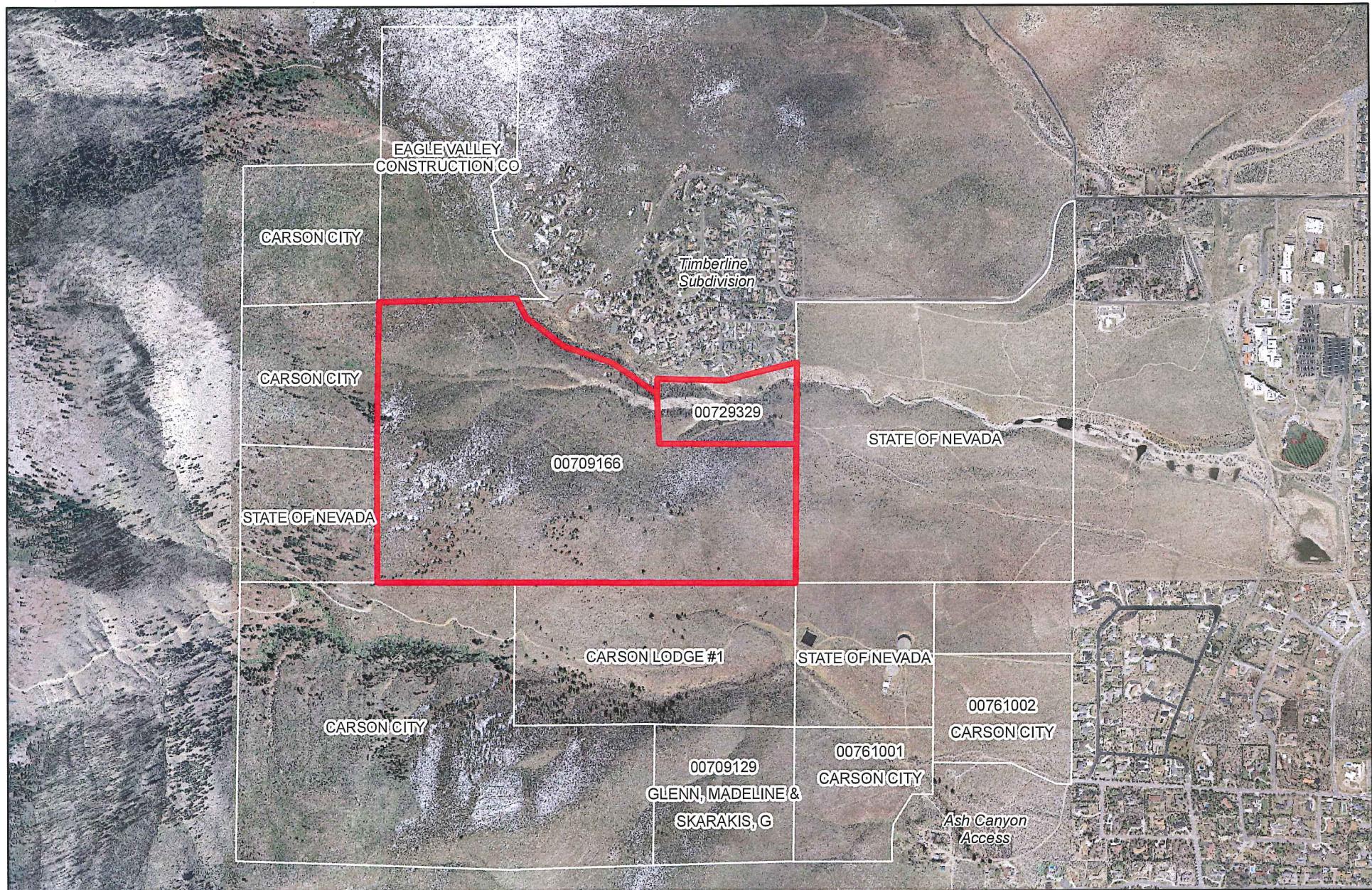
<b>Citizen Support</b>	<input checked="" type="checkbox"/> Has city-wide citizen support / advocacy <input type="checkbox"/> Has local citizen support <input type="checkbox"/> No significant opposition	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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These parcels have been subject of discussion for several years. Due to the number of trails throughout the area, it is anticipated that many citizens and nearby residents would support acquisition.

Submitted by: A. Bocely

Date: 4/11/13

# Hamm Properties



0

0.5

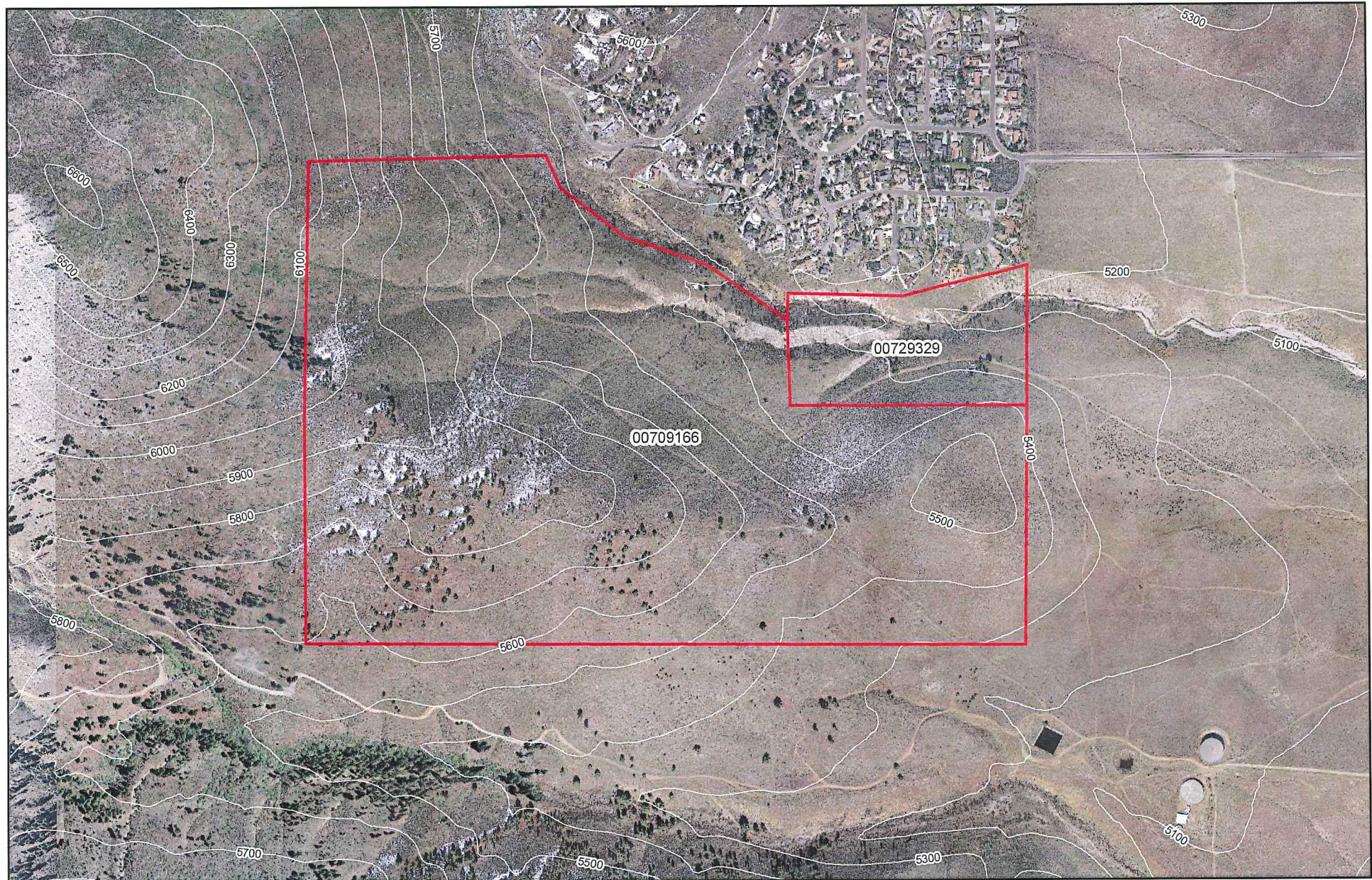
1 Miles

 Hamm Properties 40+ Acre Adjacent Parcels

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# Hamm Properties



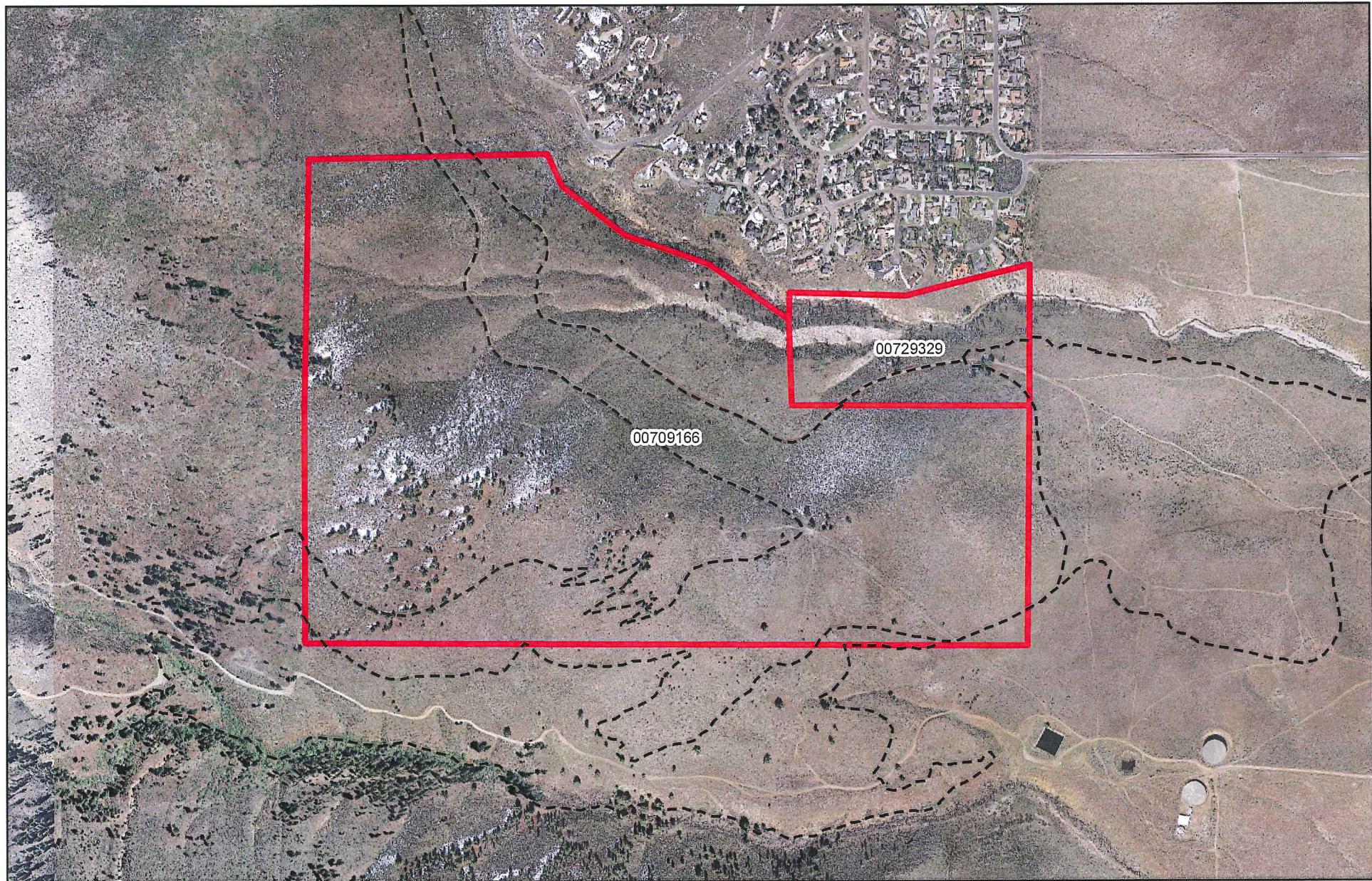
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 Hamm Properties

 100 Ft Contour Lines



# Hamm Properties



0

0.25

Miles  
0.5

Hamm Properties

----- Single Track Trails

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## OPEN SPACE EVALUATION FORM

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<b>Landowner</b>	Gerald and Luanna Hamm
<b>Assessor's Parcel Number</b>	007-091-66 - 187.20 acres
<b>Location</b>	West side of Carson City, southwest of the Timberline Subdivision and Vicee Canyon
<b>Access</b>	At the present time, it is unclear whether legal access exists. Trail users access the property through State Lands and other private parcels.
<b>Zoning</b>	Current Land Use Code 120: Vacant Single Family Zoning: CR (Conservation Reserve)
<b>Master Plan</b>	Conservation Reserve (Private) - Minimum 20 acres per dwelling unit
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<b>Landowner</b>	Gerald and Luanna Hamm
<b>Assessor's Parcel Number</b>	007-293-29 - 19.02 acres
<b>Location</b>	West side of Carson City, south of the Timberline Subdivision and Vicee Canyon
<b>Access</b>	At the present time, it is unclear whether legal access exists. Trail users access the property through State Lands and other private parcels.
<b>Zoning</b>	Current Land Use Code 170: Other unbuildable - roads, legal restrictions, cemetery, extreme terrain, etc. Zoning: SF1A-P (Single Family 1 acre - Planned Unit Development)
<b>Master Plan</b>	Open Space

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**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
<b>Wildlife Habitats / Corridors</b>	US Fish & Wildlife Service, NV Dept 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 checked="" type="checkbox"/> Contains migration corridor <input type="checkbox"/> Observed presence of wildlife or fish	<input type="checkbox"/> Very High <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate

The Nevada Department of Wildlife provided the following statement for the Joost acquisition, and staff believes it is relevant for these parcels as well. "This parcel is considered 'mule deer winter range' and does occur within a movement corridor that extends north and east. Even though it may not be considered 'high quality habitat' based on adjacent development, recreation use and degradation, it doesn't mean that it's not important to mule deer and other wildlife. Much mule deer winter range has been lost along the Eastern Sierra due to urban encroachment, habitat fragmentation, degradation, increased recreation use, etc; therefore, conserving as much winter range as possible is important for this mule deer herd."

In addition to deer, other common wildlife in the area include black bears, bobcats, and coyotes. Wildlife also benefit from the perennial stream located in Vicee Canyon.

<b>Natural Communities</b>	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input checked="" 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	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate <input type="checkbox"/> Low
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The soil type (granitic) and topography (narrow, steep canyon formation) are very conducive to erosion and therefore limits the growth and sustainability of healthy, riparian species within the Vicee Canyon drainage.

This parcel, like many areas around it, burned in July 2004 during the Waterfall Fire. The presence of canopy trees (pines) is sporadic. The shrub component has established well and has become the dominant vegetation type. Shrub height averages 2-3 feet, which is the mature height for some species but others will grow up to six foot tall. A good diversity of shrub species exists throughout the property including manzanita, sagebrush, bitterbrush, ephedra, desert peach, rabbitbrush, and others.

<b>Landform / Scenic Quality</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input checked="" type="checkbox"/> Contains a valley that provides enclosure / privacy	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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<b>Visibility</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input checked="" type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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<b>Size</b>	Staff	<input checked="" type="checkbox"/> Large than 40 acres <input type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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007-091-66 - 187.20 acres and 007-293-29 - 19.02 acres

<b>Accessibility</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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<b>Historic / Cultural</b>	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.)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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Unknown at the present time.

<b>Water Protection</b>	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	<input type="checkbox"/> High <input type="checkbox"/> High <input type="checkbox"/> Medium
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Unknown at the present time.

<b>Flood Hazard</b>	Federal Emergency Management Agency	<input type="checkbox"/> Within FEMA-designated 100 year floodplain <input type="checkbox"/> Within area of known flooding	<input type="checkbox"/> Low <input type="checkbox"/> Medium
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No.

<b>Prime Farmland</b>	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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No.

Submitted by: A. Boley

Date: 4/11/13

**Table B. Prioritizing Factors**

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

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

Category	Definition (check if present)	Priority
<b>Uniqueness of Habitat Type</b>	<input checked="" type="checkbox"/> One of few remaining examples of at least one characteristic in Table A <input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low

The parcels are located at the wildland-urban interface.

<b>Ease of Acquisition</b>	<input type="checkbox"/> Landowner motivated to sell at less cost than market value <input checked="" type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city <input checked="" type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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The landowner is interested in selling to the Open Space program.

<b>Potential To Share Cost</b>	<input type="checkbox"/> Likely significant participation of non-city funding partners <input type="checkbox"/> Likely participation from other funding sources <input type="checkbox"/> Likely significant participation from other city departments	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Most likely, the cost will be wholly funded by the Open Space program.

<b>Urgency</b>	<input type="checkbox"/> Development is imminent <input type="checkbox"/> For sale (acquisition / development likely) <input checked="" type="checkbox"/> Private negotiation, not on open market	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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The landowner is interested in selling to the Open Space program. If there is no interest or support from the Open Space Advisory Committee and Board of Supervisors, the parcels will be listed for sale.

<b>Is a Significant Part of Open Space Plan</b>	<input checked="" type="checkbox"/> Located within an Open Space priority area <input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan <input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Medium
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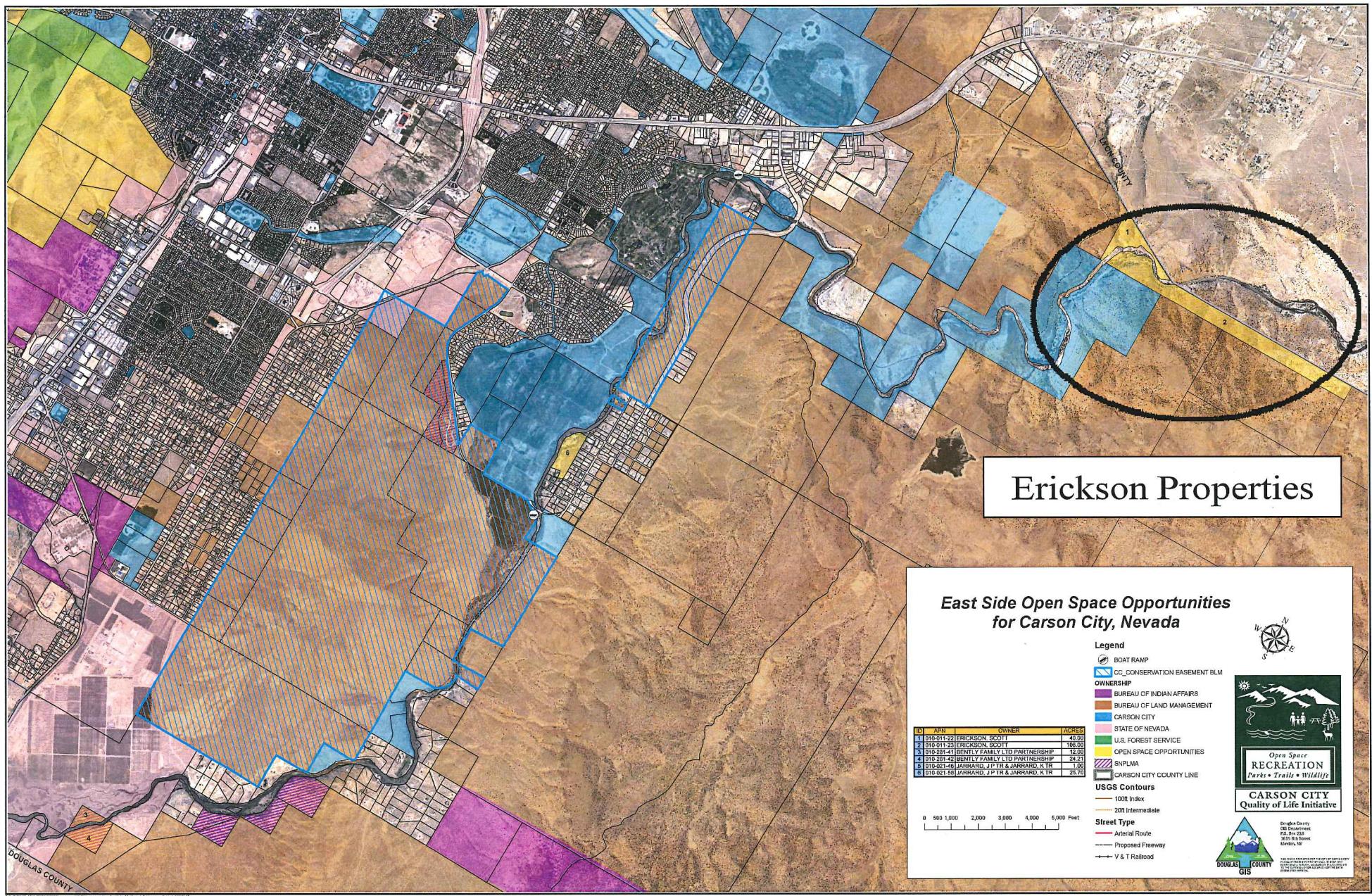
<b>Citizen Support</b>	<input type="checkbox"/> Has city-wide citizen support / advocacy <input type="checkbox"/> Has local citizen support <input type="checkbox"/> No significant opposition	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Unknown.

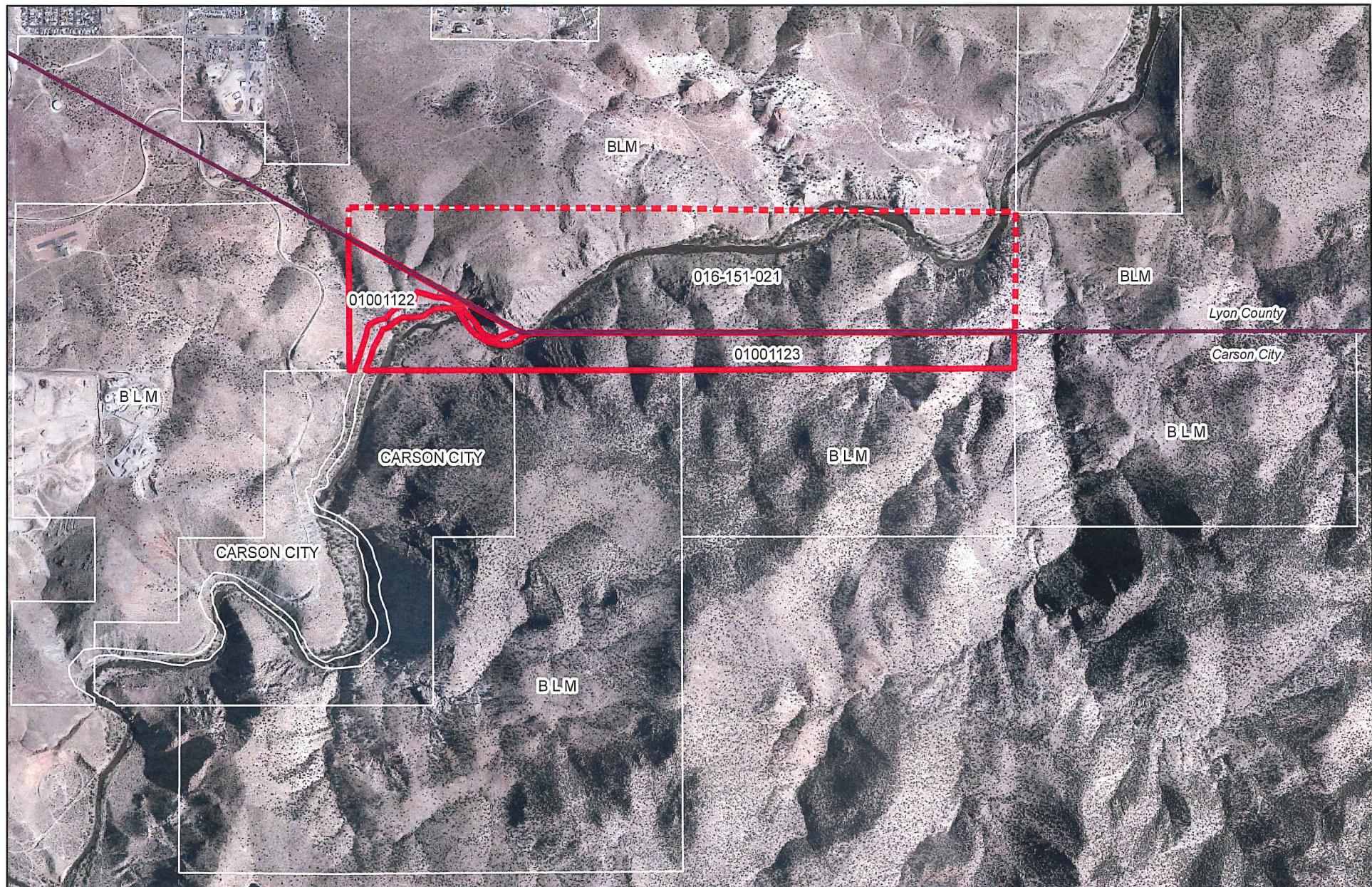
Other than identification on the Open Space Opportunities map, these parcels have not previously been a subject of discussion. Due to the number of trails throughout the area, it is anticipated that many citizens and nearby residents would support acquisition.

Submitted by: A. Breey

Date: 4/11/13



# Erickson Properties



1 inch = 2,167 feet

0 0.75 1.5 Miles

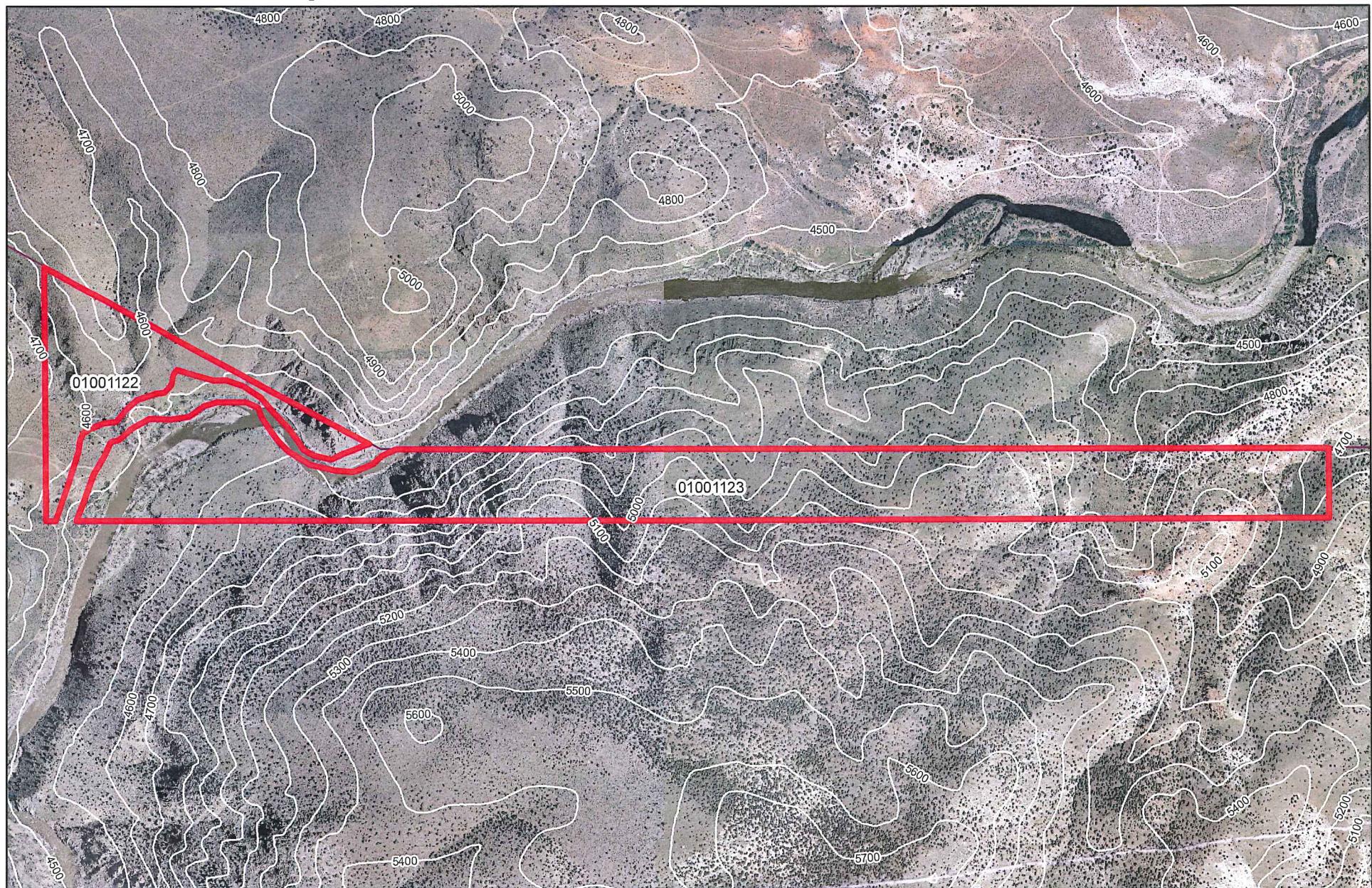


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- Erickson Properties
- 40+ Acre Adjacent Parcels
- Carson City Boundary



# Erickson Properties



1 inch = 1,121 feet

0 0.25 0.5 Miles



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- Erickson Properties
- 100 Ft Contour Lines
- Carson City Boundary



## OPEN SPACE EVALUATION FORM

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<b>Landowner</b>	Scott Erickson
<b>Assessor's Parcel Number</b>	010-011-22 - 40 acres
<b>Location</b>	Easternmost side of Carson City, within the Carson River Canyon and north side of the river, borders with Lyon County.
<b>Access</b>	Limited; 4WD access through Lyon County and Kit Kat Road; access via the Carson River Aquatic Trail
<b>Zoning</b>	Current Land Use Code 120: Vacant Single Family Zoning: CR (Conservation Reserve)
<b>Master Plan</b>	Conservation Reserve (Private) - Minimum 20 acres per dwelling unit
<hr/>	
<b>Landowner</b>	Scott Erickson
<b>Assessor's Parcel Number</b>	010-011-23 - 106 acres
<b>Location</b>	Easternmost side of Carson City, within the Carson River Canyon and south side of the river, borders with Lyon County.
<b>Access</b>	Limited; access via the Carson River Aquatic Trail
<b>Zoning</b>	Current Land Use Code 120: Vacant Single Family Zoning: CR (Conservation Reserve)
<b>Master Plan</b>	Conservation Reserve (Private) - Minimum 20 acres per dwelling unit

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**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
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<b>Wildlife Habitats / Corridors</b>	US Fish & Wildlife Service, NV Dept of Wildlife, or documented scientific observation	<input type="checkbox"/> Contains habitat or corridor for threatened or endangered (T&E) species <input checked="" 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	<input type="checkbox"/> Very High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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The Carson River separates the two parcels. With this water availability, it is assumed that wildlife is present throughout the area. Also, but to be confirmed, sagegrouse habitat has been identified within or near these parcels.

<b>Natural Communities</b>	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input checked="" type="checkbox"/> Has healthy, sustainable riparian area <input checked="" 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	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate <input type="checkbox"/> Low
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The dominant topography and plant community relates to upland vegetation (sagebrush and/or pinion and juniper), but riparian plant species and habitat is present along the river corridor.

<b>Landform / Scenic Quality</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input checked="" type="checkbox"/> Contains a valley that provides enclosure / privacy	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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<b>Visibility</b>	Committee, staff, consultants	<input type="checkbox"/> Visible from major roads <input checked="" type="checkbox"/> Visible only from local roads <input checked="" type="checkbox"/> Visible primarily from adjacent residences	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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<b>Size</b>	Staff	<input checked="" type="checkbox"/> Large than 40 acres <input type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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010-011-22 - 40 acres and 010-011-23 - 106 acres

<b>Accessibility</b>	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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While it's not anticipated to place any restrictions related to access, the topography is very rugged. The Carson River Aquatic Trail provides access within the river corridor.

<b>Historic / Cultural</b>	State Historic Preservation Office	<input checked="" type="checkbox"/> Known or high potential archaeological resource <input checked="" type="checkbox"/> Historic designation (national, state, or local) <input type="checkbox"/> Significant local cultural feature (physical landmark, working farm, unique structure, etc.)	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate
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The properties are considered a contributing feature of the Virginia City Historic Mining District. Additionally, it is located within a recognized Superfund site.

<b>Water Protection</b>	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	<input type="checkbox"/> High <input type="checkbox"/> High <input type="checkbox"/> Medium
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Unknown at the present time.

<b>Flood Hazard</b>	Federal Emergency Management Agency	<input checked="" type="checkbox"/> Within FEMA-designated 100 year floodplain <input checked="" type="checkbox"/> Within area of known flooding	<input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> Medium
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<b>Prime Farmland</b>	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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No.

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Submitted by: A. Boley

Date: 4/11/13

**Table B. Prioritizing Factors**

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

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

Category	Definition (check if present)	Priority
<b>Uniqueness of Habitat Type</b>	<input checked="" type="checkbox"/> One of few remaining examples of at least one characteristic in Table A <input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low

These parcels are the last privately-owned parcels located within the Carson River Canyon.

<b>Ease of Acquisition</b>	<input type="checkbox"/> Landowner motivated to sell at less cost than market value <input checked="" type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city <input checked="" type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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<b>Potential To Share Cost</b>	<input type="checkbox"/> Likely significant participation of non-city funding partners <input type="checkbox"/> Likely participation from other funding sources <input type="checkbox"/> Likely significant participation from other city departments	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Most likely, the cost will be wholly funded by the Open Space program. If time allows, the Southern Nevada Land Management Act (SNPLMA) could be a relevant grant funding option. SNPLMA funded the adjacent Bently acquisition. Additionally, Open Space could facilitate BLM acquisition through SNPLMA funding.

<b>Urgency</b>	<input type="checkbox"/> Development is imminent <input checked="" type="checkbox"/> For sale (acquisition / development likely) <input type="checkbox"/> Private negotiation, not on open market	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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<b>Is a Significant Part of Open Space Plan</b>	<input checked="" type="checkbox"/> Located within an Open Space priority area <input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan <input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Medium
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<b>Citizen Support</b>	<input type="checkbox"/> Has city-wide citizen support / advocacy <input type="checkbox"/> Has local citizen support <input type="checkbox"/> No significant opposition	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Unknown.

Other than identification on the Open Space Opportunities map, these parcels have not previously been a subject of discussion.

Submitted by: A. Boccy

Date: 4/11/13