

**OPEN SPACE ADVISORY COMMITTEE  
STAFF REPORT**

**MEETING DATE:** April 27, 2015

**AGENDA ITEM NUMBER:** 3D

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **For Possible Action:** To authorize the Open Space Administrator to enter into discussions and determine the feasibility of a land transaction for the Old Woods Ranch LLC, APNs 007-051-79 and 007-051-12, and adjacent parcels owned by Schulz Investments, APNs 007-051-09 and 007-051-70, all located along the north side of U.S. Highway 50.

**GENERAL DISCUSSION:**

On February 19, 2015, the Board of Supervisors accepted the Committee's recommendation to approve the work program for calendar year 2015, including land acquisitions. Two of the acquisitions are the subject of this staff report – the Old Woods Ranch LLC and Schulz Investments.

The parcels are under consideration together since many of the same family members are involved and the families would consider lot line adjustments or other methods to achieve mutual goals. Three of the parcels are adjacent to the Horsecreek Ranch Conservation Easement, one of which includes the southern part of the irrigated pasture. Two of the parcels are adjacent to the open space properties.

The Old Woods Ranch LLC parcels are located just south of the Horsecreek Ranch Conservation Easement. These parcels were evaluated in 2007-2008 and an application was submitted to the FY 2010 Farm and Ranch Lands Protection Program for acquisition of a conservation easement on 130 acres. The NRCS grant funding was not approved. The owners are not interested in a sale but would be interested in pursuing a conservation easement.

The Schulz Investments parcels, approximately 356 acres, lie between open space and U.S. Forest Service properties to the north and U. S. Highway 50 to the south. These parcels have been identified on the open space opportunities map, but there have not been active discussions. In November 2014, the land owner called staff to inquire about interest and possible sale to the Open Space Program. These parcels are currently on the market for sale.

As previously mentioned, the owners would consider various options including a partial sale to the U.S. Forest Service. If the Committee supports the open space value of these properties, staff recommends the hiring of Nevada Land Trust to assist in the evaluation, negotiation, and search for funding.

**RECOMMENDED ACTION:**

I move to authorize the Open Space Administrator to enter into discussions and determine the feasibility of a land transaction for the Old Woods Ranch LLC, APNs 007-051-79 and 007-051-12, and adjacent parcels owned by Schulz Investments, APNs 007-051-09 and 007-051-70, all located along the north side of U.S. Highway 50.

# West Side Open Space Opportunities For Carson City, Nevada

| APN | OWNER | ACRES | STATUS |
|-----|-------|-------|--------|
| 001 | ...   | ...   | ...    |
| 002 | ...   | ...   | ...    |
| 003 | ...   | ...   | ...    |
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| 048 | ...   | ...   | ...    |
| 049 | ...   | ...   | ...    |
| 050 | ...   | ...   | ...    |

**Legend**

- Water
- Highway
- City of Carson City
- State of Nevada
- US Forest Service
- Private Property
- Public Property
- County of Clark
- City of Carson City
- Highway
- State of Nevada
- US Forest Service
- Private Property
- Public Property

Scale: 1" = 100 feet

**Open Space**  
**RECORDER**  
**Public Property**

**CARSON CITY**  
Quality of Life Initiative

