

## OPEN SPACE ADVISORY COMMITTEE STAFF REPORT

**MEETING DATE:** December 19, 2016

**AGENDA ITEM NUMBER:** 3B

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

**REQUEST:** **For Possible Action:** Regarding a possible conservation easement with the Old Woods Ranch LLC and/or Schulz Investments and discussion on vision, compatibilities, and outcomes with the Open Space Program.

### **GENERAL DISCUSSION:**

Throughout the past several months, staff from the Open Space Division, Nevada Land Trust and Nevada Division of Forestry have been working with the twelve family members representing Old Woods Ranch LLC, five of which also represent Schulz Investments, towards a grant nomination and funding for a conservation easement on 130+ acres. Nevada Land Trust was extremely helpful by providing a questionnaire to the family to inquire about the following:

- 1) Goals as the landowner
- 2) Property description and conservation values
- 3) Property ownership and land division
- 4) Current and future use of the property
- 5) Building
- 6) Miscellaneous

Similar to the goals of the agencies and participating non-profit organization, the questionnaire identified that all family members seemed to agree on the conservation values of the property and the desire of landscape protection for future generations and in perpetuity. The most noticeable difference of opinion occurred around the family “camp” and the intensity of development in a designated 5-10 acre area. The comments ranged from a leave no trace/minimal impact camp area to RV parking, structures (toilets, showers, gathering pavilion), rustic cabins and a lodge. On January 10<sup>th</sup>, a meeting is scheduled with planning and engineering staff from the Carson City Community Development Department to discuss current and potential zoning restrictions and related improvements. At this time, staff encourages the Committee to share comments and concerns about any development in or near a potential conservation easement purchased by the City.

Additionally, some family members expressed concern about public access in or near their private property. Staff believes these concerns can be addressed or mitigated at a later time.

**RECOMMENDED ACTION:** This item is for discussion. Action may be taken regarding a possible conservation easement with the Old Woods Ranch LLC and/or Schulz Investments and discussion on vision, compatibilities, and outcomes with the Open Space Program.



## Landowner Questionnaire

*This form has been designed to assist Nevada Land Trust and interested landowners who wish to explore protection opportunities for land and water. Good conservation efforts require trust and thoughtful communication - it is in the intersection of protecting natural resources and meeting the needs of the landowner(s) that we find success. Completion of this form gives us a way to begin exploring our mutual interests, look at possible funding and protection tools, and to determine whether NLT has the current capacity to add a new project to our conservation portfolio. **This form is not intended to indicate acceptance.** Please know that the private information you provide will be kept confidential, whether or not the project is accepted. In future conversations, we would agree to next steps, including the release of information necessary to advance the conservation effort.*

### **A. Your Goals as Landowner. Please check all that apply in each question.**

1. Which values are important to you, with respect to your property?

- |  |   |
|--|---|
| <input type="checkbox"/> Place to live                         | <input type="checkbox"/> Preserve natural landscape & setting |
| <input type="checkbox"/> Pass on to children                   | <input type="checkbox"/> Financial asset                      |
| <input type="checkbox"/> Place to visit                        |   |
| <input type="checkbox"/> Other. Please briefly describe below. |   |

2. How do you anticipate using your property in the next 20 years?

- |  |   |
|--|---|
| <input type="checkbox"/> Leave as is                           | <input type="checkbox"/> Build house(s) |
| <input type="checkbox"/> Give to children                      | <input type="checkbox"/> Sell           |
| <input type="checkbox"/> Other. Please briefly describe below. |   |

3. Why are you considering conservation for this property?

- |  |  |
|--|--|
| <input type="checkbox"/> Desire to keep land open                            | <input type="checkbox"/> Potential tax deduction |
| <input type="checkbox"/> Desire to protect special land features or wildlife | <input type="checkbox"/> Estate planning         |
| <input type="checkbox"/> Avoid family conflicts about future uses            |  |
| <input type="checkbox"/> Other. Please briefly describe below.               |  |

4. Which actions are consistent with your goals for the property?

- Create opportunities to enhance existing wildlife, scenic and/or agricultural resources as one of the primary uses of the property.
- Protect existing resources but allow room for some development for children or others.
- Create strong conservation restrictions so that the existing wildlife, scenic and/or agricultural resources are maintained and not diminished.
- Create restrictions to generally protect resources and potentially get a tax deduction.

**B. Property Description and Conservation Values**

1. Which qualities of the parcel are you most interested in protecting?

2. Which special features of the property are important for you to protect?

- |  |  |
|--|--|
| <input type="checkbox"/> Homesteading and family history   | <input type="checkbox"/> Hunting or fishing                  |
| <input type="checkbox"/> Past or current ranching uses   | <input type="checkbox"/> Historic (e.g. barns, houses, etc.) |
| <input type="checkbox"/> Wildlife observations and resources   | <input type="checkbox"/> Artifacts/petroglyphs               |
| <input type="checkbox"/> Topographical or geological features (e.g. forested areas, river frontage, ponds, creeks, and wetlands) |  |
| <input type="checkbox"/> Other. Please briefly describe below.   |  |

3. Are there any benefits of adjoining lands that are especially important to you (e.g. protected open space, national forest land, scenic vistas, special land features, etc.)?

If any, please briefly describe below.

4. Are there any uses, or plans for, adjacent lands that especially concern you (e.g. subdivision, condominium development, heavy commercial use, fencing blocking wildlife migration, etc.)?

If any, please briefly describe below.

**C. Property Ownership and Land Division (mostly yes/no responses)**

1. How many years have you, or your family owned the property? \_\_\_\_\_

2. Has the owner of record changed during the time period (e.g. from a couple to an individual partnership or trust)?  Yes  No

3. Do you contemplate changing ownership in the future?  Yes  No  
If yes; why, and in what way?

4. Is your property divided (e.g. multiple lots, subdivision, etc.)?  Yes  No  
If yes, please briefly describe below.

5. Do you contemplate dividing your property?  Yes  No

6. Do you own water rights or have control of water on your land?  Yes  No

If yes, please specify the following.

Junior  Surface

Senior  Ground

Acre/Feet: \_\_\_\_\_

Notes:

7. Do you own mineral rights, including surface mineral rights?  Yes  No

If no, who is the legal owner of these rights?

8. Is your property encumbered with any of the following?

- Covenants  Mortgage
- Deed restrictions  Road easements
- Easements of sight or record, or "power line"
- Other. Please briefly describe below.

9. Is the property that you are interested in protecting part of a larger adjacent property holding?  Yes  No

10. Do you own land elsewhere?  Yes  No

In Nevada?  Yes  No

If yes to either, please briefly describe below.

**D. Current and Future Use of Property**

1. Do you now, or plan to in the future, use your property for any of the following?

- |  |   |
|--|---|
| <input type="checkbox"/> Agriculture                           | <input type="checkbox"/> Large-scale irrigation |
| <input type="checkbox"/> Commercial or industrial use          | <input type="checkbox"/> Livestock              |
| <input type="checkbox"/> Dude ranching                         | <input type="checkbox"/> Livestock boarding     |
| <input type="checkbox"/> Home-occupancy business               | <input type="checkbox"/> Long-term leasing      |
| <input type="checkbox"/> Other. Please briefly describe below. |   |

2. Do you now, or plan to in the future, alter your property in any of the following ways?

- Trail building
- Till for cultivation
- Road building
- Tree or vegetation clearing
- Topographical grading
- Mining or sand & gravel operations
- Creating landing pad or airstrip
- Creating ditches or moving water
- Wetland enhancement or pond creation
- Fishery or wildlife habitat enhancement
- Other. Please briefly describe below.

3. Do you now, or in the future, plan to use your property for any of the following recreational activities?

- |  |  |
|--|--|
| <input type="checkbox"/> Hiking                                | <input type="checkbox"/> Hunting               |
| <input type="checkbox"/> Horseback riding                      | <input type="checkbox"/> Fishing               |
| <input type="checkbox"/> Photography                           | <input type="checkbox"/> Large group tours     |
| <input type="checkbox"/> Skiing                                | <input type="checkbox"/> Commercial recreation |
| <input type="checkbox"/> Snowmobiling                          | <input type="checkbox"/> Motorcycling          |
| <input type="checkbox"/> Airstrip                              |  |
| <input type="checkbox"/> Other. Please briefly describe below. |  |

**E. Buildings**

1. Briefly list the number and approximate size of existing buildings (if these are numerous, NLT staff can determine information through a site visit or aerial photographs.)

A. Principal residence

B. Guest house

C. Non-residential buildings (e.g. detached garages and barns)

D. Ancillary structures (e.g. tennis courts, swimming pools, outdoor gazebos, barbecue facilities, etc.)

2. Please briefly describe your future building plans, if any.

**F. Miscellaneous**

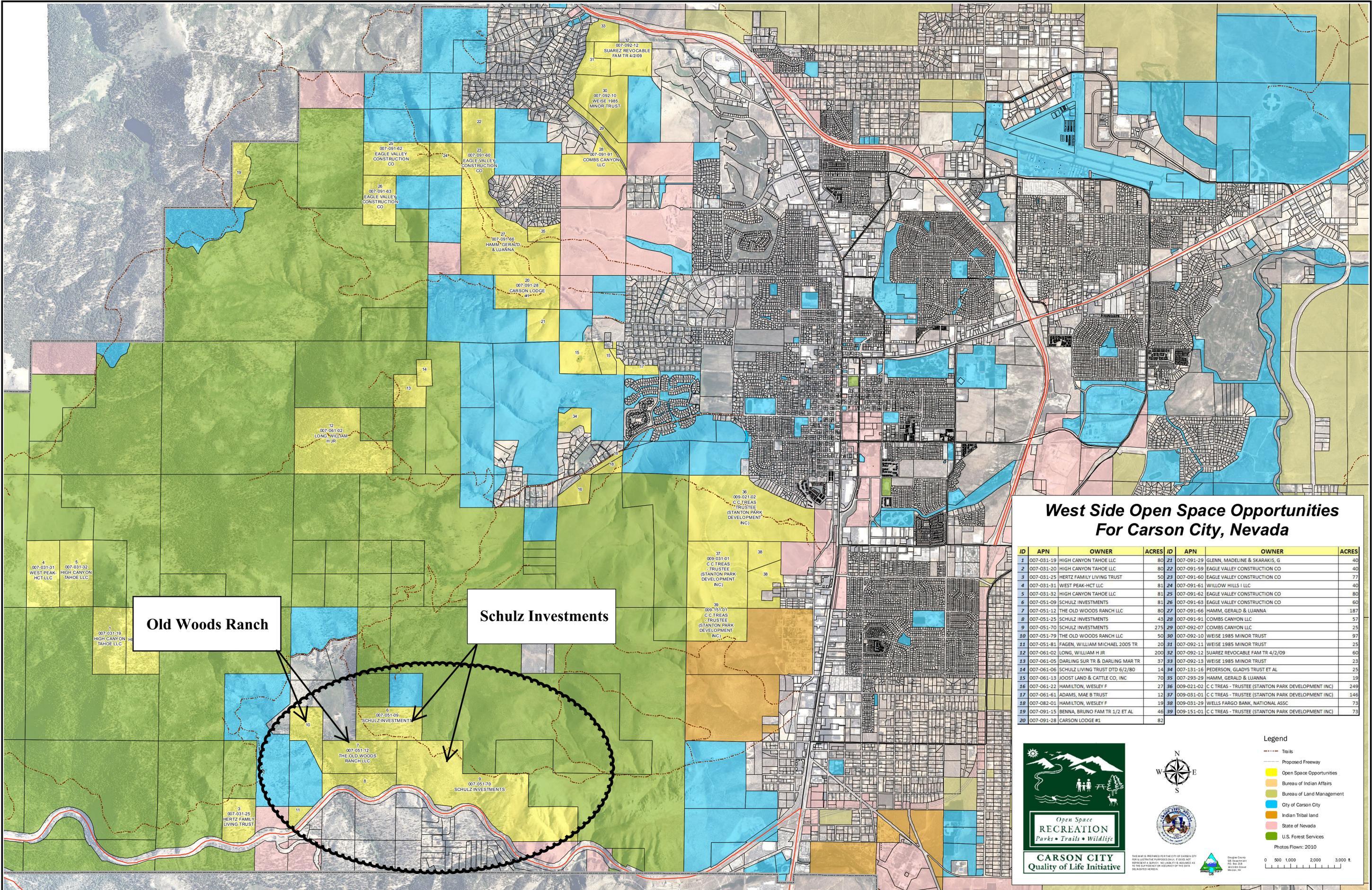
1. Did you find this questionnaire helpful in working through or summarizing your thoughts regarding current and future planning for your property?

2. Please add any additional comments about your property, or anything else that you wish to share with us.

3. Please include the following items, if available, when returning this form.

- A copy of title
- Legal description (may be found in the title document)
- Maps
- Aerial photographs

Thank you for your time in completing this form!

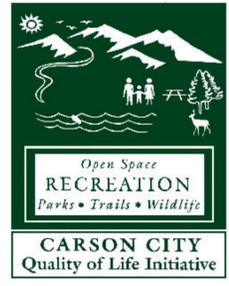


**Old Woods Ranch**

**Schulz Investments**

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

ID	APN	OWNER	ACRES	ID	APN	OWNER	ACRES
1	007-031-19	HIGH CANYON TAHOE LLC	80	21	007-091-29	GLENN, MADELINE & SKARAKIS, G	40
2	007-031-20	HIGH CANYON TAHOE LLC	80	22	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
3	007-031-25	HERTZ FAMILY LIVING TRUST	50	23	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
4	007-031-31	WEST PEAK-HCT LLC	81	24	007-091-61	WILLOW HILLS I LLC	40
5	007-031-32	HIGH CANYON TAHOE LLC	81	25	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
6	007-051-09	SCHULZ INVESTMENTS	81	26	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
7	007-051-12	THE OLD WOODS RANCH LLC	80	27	007-091-66	HAMM, GERALD & LUANNA	187
8	007-051-25	SCHULZ INVESTMENTS	43	28	007-091-91	COMBS CANYON LLC	57
9	007-051-70	SCHULZ INVESTMENTS	275	29	007-092-07	COMBS CANYON LLC	25
10	007-051-79	THE OLD WOODS RANCH LLC	50	30	007-092-10	WEISE 1985 MINOR TRUST	97
11	007-051-81	FAGEN, WILLIAM MICHAEL 2005 TR	20	31	007-092-11	WEISE 1985 MINOR TRUST	25
12	007-061-02	LONG, WILLIAM H JR	200	32	007-092-12	SUAREZ REVOCABLE FAM TR 4/2/09	60
13	007-061-05	DARLING SUR TR & DARLING MAR TR	37	33	007-092-13	WEISE 1985 MINOR TRUST	23
14	007-061-06	SCHULZ LIVING TRUST DTD 6/2/80	14	34	007-131-16	PEDERSON, GLADYS TRUST ET AL	25
15	007-061-13	JOOST LAND & CATTLE CO, INC	70	35	007-293-29	HAMM, GERALD & LUANNA	19
16	007-061-22	HAMILTON, WESLEY F	27	36	009-021-02	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	249
17	007-061-61	ADAMS, MAE B TRUST	12	37	009-031-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	146
18	007-082-01	HAMILTON, WESLEY F	19	38	009-031-29	WELLS FARGO BANK, NATIONAL ASSC	73
19	007-091-15	BENNA, BRUNO FAM TR 1/2 ET AL	46	39	009-151-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	73
20	007-091-28	CARSON LODGE #1	82				



**Legend**

- 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 Services

Photos Flown: 2010

0 500 1000 2000 3000 ft.