

**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: December 19, 2016

AGENDA ITEM NUMBER: 3C

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: **For Possible Action:** Review of the Open Space Opportunities map(s) and discussion on possible property transactions with: Schulz Investments (APN 007-051-70), Washoe Hillview Properties (APNs 008-942-01, 008-942-02, 008-942-03, 008-942-04, 008-942-05, 008-942-06, 008-942-07 and 008-942-08), State of Nevada (APNs 007-031-23, 007-031-35, and 007-051-85) and Gerald and Luann Hamm (APNs 007-091-66 and 007-293-29).

GENERAL DISCUSSION:

Schulz Investments

Property Owner	Assessor Parcel Number	Acres	Location	Zoning	Current Status
Schulz Investments	007-051-70	220	North side of Highway 50 west; east of the Clear Creek interchange	Single family, five-acre	On the open market (\$2 million); recent discussions

Background: This property has been on the Open Space Opportunities map since initiation of the Quality of Life - Open Space Program. It is located on the north side of Highway 50 – so, it is visible to all travelers along that route. A few years ago, the family offered sale of the property to the Open Space Program. The family has a desire to see the property remain undeveloped. Due to limited funding, other identified priorities, and adjacent ownership, staff inquired whether the family would support acquisition by the United



States.

States Forest Service (USFS). The response was positive. As an adjacent landowner, the USFS agreed to consider the acquisition; however, they also have identified higher priority acquisitions within the next few years.

Staff recommendation: Staff would like the Committee’s support to continue conversations with the USFS regarding acquisition.

Washoe Hillview Properties

Property Owner	Assessor Parcel Number	Acres	Location	Zoning	Current Status
Washoe Hillview Properties	008-942-01 008-942-02 008-942-03 008-942-04 008-942-05 008-942-06 008-942-07 008-942-08	320	Far north end of Goni Road; along the county boundary with Washoe County	Conservation Reserve (one residential dwelling per 20 acres)	Private offer; recent discussions

Background: To the acknowledgement of current staff, these properties have not been previously identified on an Open Space Opportunities map or discussed with the Committee. With that said, the owner agreed with the previous Open Space Administrator to future discussions if the subject properties became available for acquisition. With eight parcels, the total offer is 320 acres. In the Open Space Plan, these properties would be considered high priority for protection due to the hillside protection and viewshed. The highest elevation of the properties reaches 5,900 feet and, according to a quick viewshed map analysis, the properties can be seen throughout Carson City (see attached). Similar to the property above and adjacent ownership, staff inquired whether the owner(s) would support acquisition by the Bureau of Land Management (BLM). The response was positive. In fact, the owner may add properties to the sale. The BLM was also interested in acquiring inholdings; however, they stated that extremely limited staff availability may prohibit any work on the acquisition. BLM’s primary source of funding is the Southern Nevada Public Land Management Act and they stated it could take several years to complete the acquisition.

Staff recommendation: Staff would like the Committee’s support to continue conversations with the BLM regarding acquisition. If necessary, staff would like the Committee’s support to submit a grant nomination on behalf of the BLM.

State of Nevada

Property Owner	Assessor Parcel Number	Acres	Location	Zoning	Current Status
State of Nevada (old Clear Creek Camp)	007-031-23 007-031-35 007-051-85	102	South side of Highway 50 west; near the Clear Creek interchange	Conservation Reserve (one residential dwelling per 20 acres)	Eventual sale, not on the open market; multiple discussions by agencies and organizations

Background: These properties were not previously identified on an Open Space Opportunities map – perhaps because Carson City assumed some level of protection by the State of Nevada. Historically, some folks may remember these properties as the old Clear Creek Camp. In the last legislative session, the Governor directed the Nevada Division of State Lands to sell the properties and the proceeds be dedicated to the historic restoration of the Steward Indian School in Carson City. The advisory committee (Nevada Committee on Public Lands) disagreed with the decision and wished for the lands to remain undeveloped. In the Carson City Open Space Plan, these properties would be considered high priority for protection due to the hillside protection, viewshed, and watershed. Due to their location, at least some level of acquisition is desired for a trailhead and the trail linkage between Carson City and Douglas County. The primary vegetative component is mature forest.

Staff recommendation: Staff would like the Committee’s support to continue conversations with any and all partners for some level of acquisition. Additionally, staff would like input from the Committee whether a fee-title acquisition of the entire property by the Open Space Program may be desirable.

Gerald and Luann Hamm

Property Owner	Assessor Parcel Number	Acres	Location	Zoning	Current Status
Gerald and Luann Hamm	007-091-66	187.2	Timberline/ Vice Canyon	Conservation Reserve (one residential dwelling per 20 acres)	On the open market (price is unknown); no previous discussions
	007-293-29	19		Single Family, one-acre Planned Unit Development	

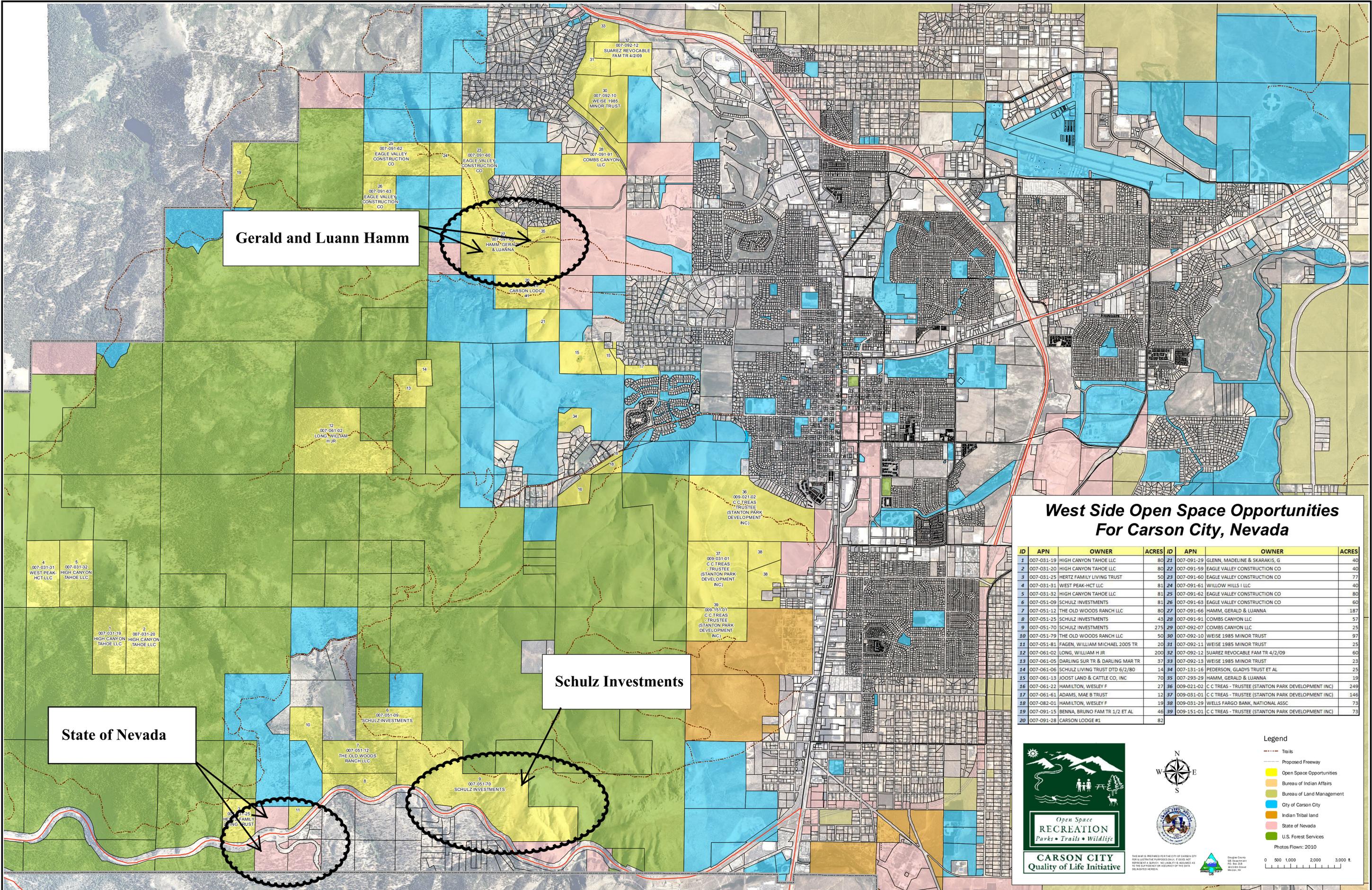
Background: These properties have been on the Open Space Opportunities map since initiation of the Quality of Life - Open Space Program. They are located on the west side of Carson City near the Timberline Subdivision and Vicee Canyon. There are several dirt roads and trails which criss-cross properties and connect with adjacent public lands. The properties are listed for



sale and they are on the open market. There has not been any discussion between the owners/sellers and staff. In the Carson City Open Space Plan, these properties would be considered high priority for protection due to the hillside protection and viewshed (see attached). If public acquisition was desirable and recommended by the Committee, the most relevant agency/jurisdiction would be the Open Space Program due to adjacent ownership.

Staff recommendation: Staff does not have a recommended action at this time.

RECOMMENDED ACTION: This item is for discussion. Action may be taken regarding possible property transactions with: Schulz Investments (APN 007-051-70), Washoe Hillview Properties (APNs 008-942-01, 008-942-02, 008-942-03, 008-942-04, 008-942-05, 008-942-06, 008-942-07 and 008-942-08), State of Nevada (APNs 007-031-23, 007-031-35, and 007-051-85) and Gerald and Luann Hamm (APNs 007-091-66 and 007-293-29).



Gerald and Luann Hamm

Schulz Investments

State of Nevada

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	48	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

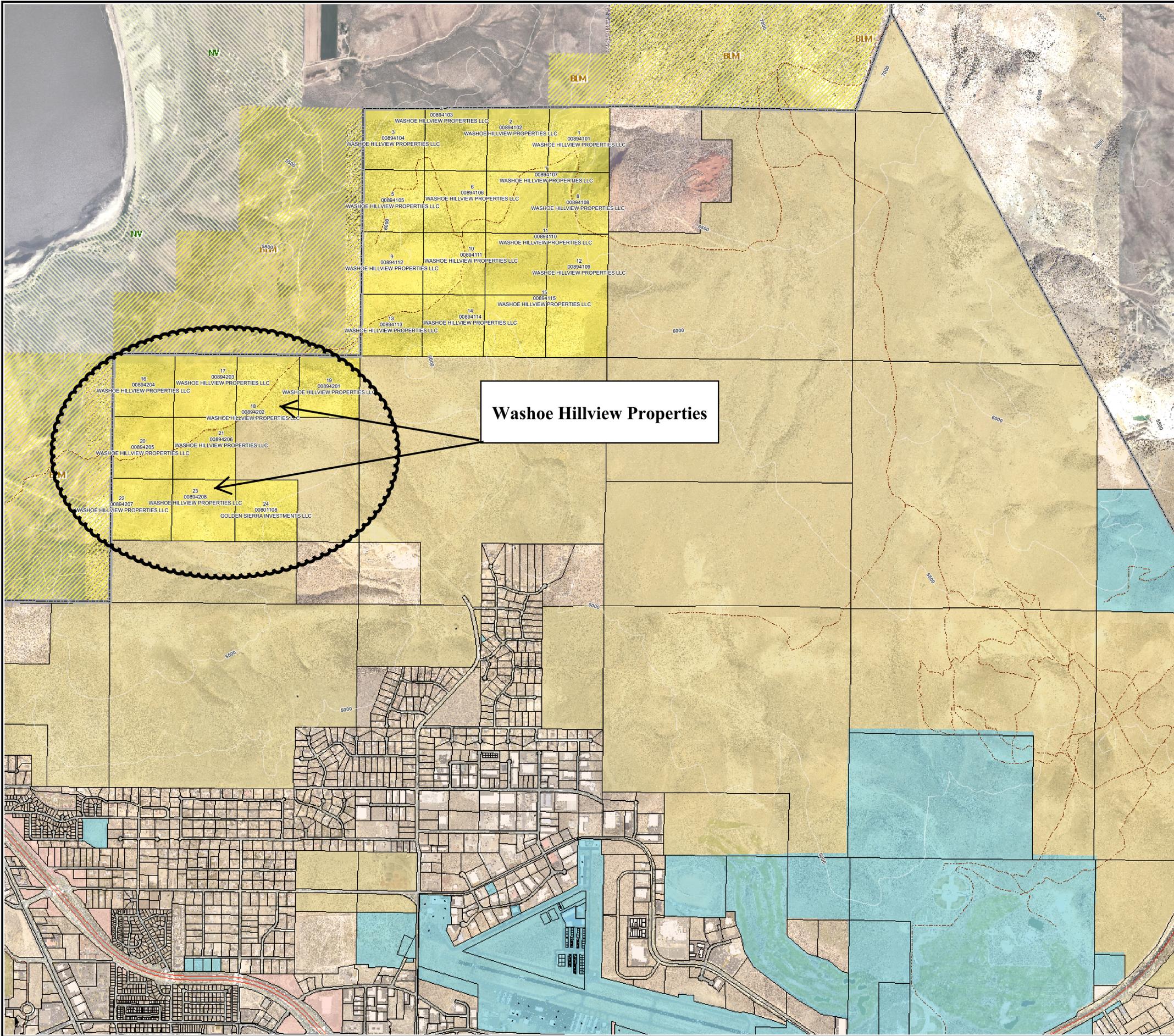
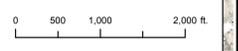
Photos Flown: 2010

North Side Open Space Opportunities For Carson City, Nevada

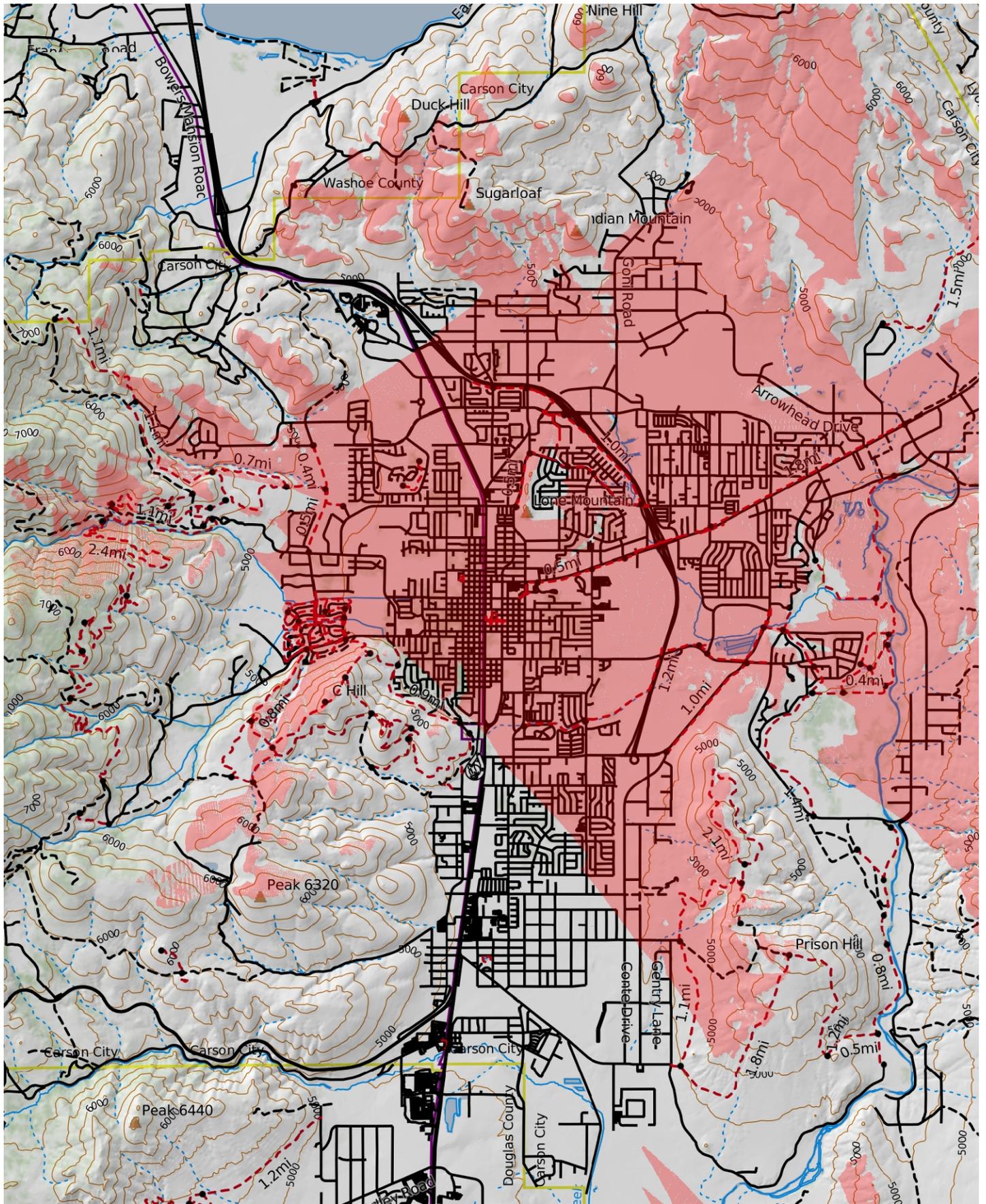
ID	APN	OWNER	ACRES
1	008941-01	WASHOE HILLVIEW PROPERTIES LLC	42
2	008941-02	WASHOE HILLVIEW PROPERTIES LLC	42
3	008941-04	WASHOE HILLVIEW PROPERTIES LLC	41
4	008941-03	WASHOE HILLVIEW PROPERTIES LLC	41
5	008941-05	WASHOE HILLVIEW PROPERTIES LLC	41
6	008941-06	WASHOE HILLVIEW PROPERTIES LLC	41
7	008941-07	WASHOE HILLVIEW PROPERTIES LLC	40
8	008941-08	WASHOE HILLVIEW PROPERTIES LLC	40
9	008941-12	WASHOE HILLVIEW PROPERTIES LLC	41
10	008941-11	WASHOE HILLVIEW PROPERTIES LLC	41
11	008941-10	WASHOE HILLVIEW PROPERTIES LLC	40
12	008941-09	WASHOE HILLVIEW PROPERTIES LLC	80
13	008941-13	WASHOE HILLVIEW PROPERTIES LLC	40
14	008941-14	WASHOE HILLVIEW PROPERTIES LLC	40
15	008941-15	WASHOE HILLVIEW PROPERTIES LLC	40
16	008942-04	WASHOE HILLVIEW PROPERTIES LLC	41
17	008942-03	WASHOE HILLVIEW PROPERTIES LLC	41
18	008942-02	WASHOE HILLVIEW PROPERTIES LLC	41
19	008942-01	WASHOE HILLVIEW PROPERTIES LLC	40
20	008942-05	WASHOE HILLVIEW PROPERTIES LLC	40
21	008942-06	WASHOE HILLVIEW PROPERTIES LLC	41
22	008942-07	WASHOE HILLVIEW PROPERTIES LLC	39
23	008942-08	WASHOE HILLVIEW PROPERTIES LLC	42
24	008-011-08	GOLDEN SIERRA INVESTMENTS LLC	40

Legend

- 500 ft contours
- West Side Trails
- Proposed Freeway
- Open Space Opportunities
- Ownership
- Bureau of Indian Affairs
- Bureau of Land Management
- City of Carson City
- Indian Tribal land
- State of Nevada
- U.S. Forest Services
- Photos Flown: 2015

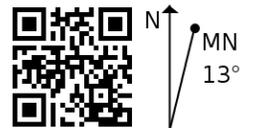


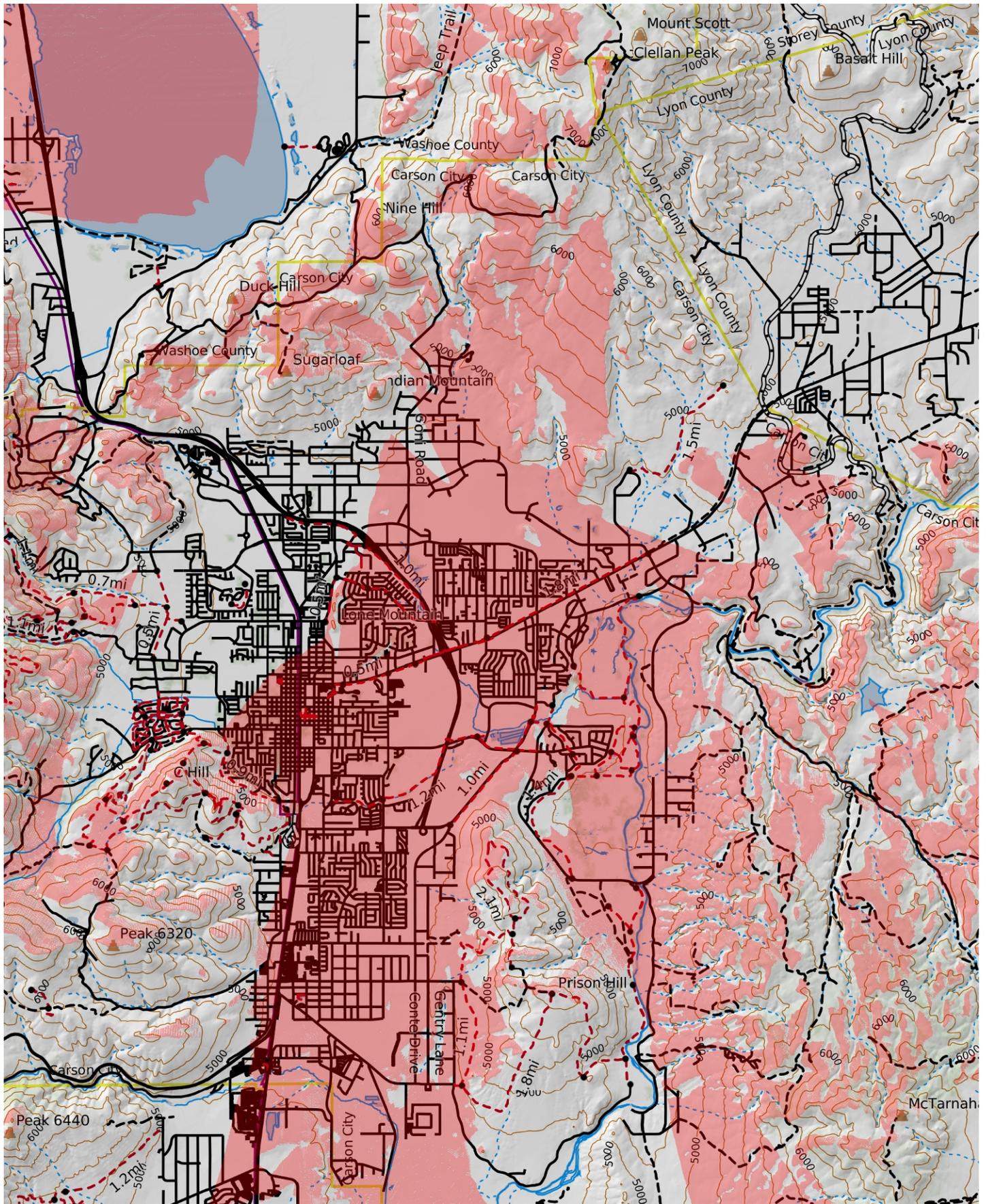
Washoe Hillview Properties



Viewshed from Hamm Property 1 2 3 4 5 6 7 km
 WGS84
 USNG Zone 11SKD
 CalTopo.com

Scale 1:66550 1 inch = 1.1 miles





Viewshed from APN 008-942-06 2 3 4 5 6 7 8 9km

WGS84

USNG Zone 11SKD

CalTopo.com



Scale 1:80244 1 inch = 1.3 miles

