

OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT

MEETING DATE: February 27, 2017

AGENDA ITEM NUMBER: 3D

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: **For Possible Action:** To recommend to the Board of Supervisors a work program outline for Fiscal Year 2017-2018.

GENERAL DISCUSSION:

In August 2016, the Committee reviewed the current work plan, priorities and budget. In preparation of the next fiscal year beginning on July 1, 2017 and budget recommendations to the Board of Supervisors, the work plan is presented again this month. Carson City Municipal Code (CCMC) 13.06.060 – Powers and duties of the open space advisory committee, the following authority is provided:

“The committee shall identify and prioritize for the city potential open space acquisitions and make appropriate recommendations. The committee shall obtain and consider public input before making recommendations to the board of supervisors on prospective open space acquisitions, disposal, and management. The committee shall review and provide input and comment to the city manager's proposed budget as it relates to open space matters.”

The attachment summarizes and organizes projects and other tasks being conducted in order to carry out the functions and responsibilities of the Open Space Program, as outlined by the provisions of Chapter 13.06 of the CCMC. Most, if not all, of the projects identified in the attachment have been discussed previously with the Committee; and therefore, staff believes this reflects the Committee’s direction for the immediate tasks ahead. The Committee should note the work program outline is fairly lengthy and comprehensive. Additionally, the Committee is asked to remember there are only three full-time staff, one of which is the park ranger who spends his time outdoors, and two part-time staff to accomplish the desired goals and objectives. Projects with grant funding (**identified in bold**), timelines, and deadlines are considered a high priority. The information is organized into four main categories:

1. Capital Improvement Projects
2. Land Acquisitions / Transactions
3. Land Management
4. Planning Activities and Reports

Attached to this report are the list and map of current properties acquired through the Open Space Program and a map of the West Side Open Space Opportunities.

RECOMMENDED ACTION: I move to recommend to the Board of Supervisors a work program outline for Fiscal Year 2017-2018.

Work Plan, Fiscal Year 2017-2018

1. CAPITAL IMPROVEMENT PROJECTS

Disc Golf Course	Provide natural resource expertise and guidance towards minimizing impacts in the planning and design of the project. A grant application will be submitted to the Land and Water Conservation Fund by the Parks Division in March 2017.
Golden Eagle Lane erosion and stabilization project	Staff has been working to acquire funding to install improvements in the area. Two grant applications have been awarded and construction is anticipated to begin in 2017.
Old Buzzy's Ranch Property	Roof repair and rehabilitation of the old stone shed.
Prison Hill Recreation Area, 5 th Street Trailhead	Trail and trailhead improvements on the north end of Prison Hill. One grant application has tentatively been awarded pending clearance of cultural resources. Design is anticipated to begin in 2017.
Sierra Vista Lane	Public Works received a grant award from the Federal Lands Access Program for improvements to Sierra Vista Lane and adjacent trailheads. Because the trailheads are located on Open Space property (East Silver Saddle Ranch), staff and the Committee should be involved in the design.
Silver Saddle Ranch	1) The roofs on several structures need to be repaired / replaced. 2) Re-install lawn and landscaping around the red house. Water pressure and other related components also need to be addressed.
V&T Trail, North of Combs Canyon Road	1) Acquire trail easements along the V&T Trail. 2) Trail construction on the new easement from the Eagle Valley Children's Home.

2. LAND ACQUISITIONS / TRANSACTIONS

Clear Creek / Nevada State Lands	The Clear Creek Trail has been an ongoing collaborative trail project with many different public, private, corporate and non-profit partners since 2008. Staff will coordinate with partners to acquire an easement or land for the trail and trailhead.
Freeway Multi-Use Path	The Parks Division may request assistance with the acquisition of small, select areas of land for the south extension of the Freeway Multi-Use Path.
Lompa Lane/ Steinheimer Wetlands	Staff will inquire whether the new property manager can develop agreements to facilitate the donation.
Old Woods Ranch LLC	Staff is actively working with the family towards a conservation easement including an application for grant funding from the Forest Legacy Program.
Schulz Investments	Staff is actively working with the family on a conservation easement on 135 acres, possibly to be combined in a project with the Old Woods Ranch conservation easement.
W. Michael Fagen	Staff has actively been working towards a fee title acquisition with Mr. Fagen. In February 2017, staff submitted a grant application to the Community Forest and Open Space Conservation Program. Additionally, staff will prepare second grant application to the Land and Water Conservation Fund, due in March 2017.
Water Rights	When agricultural lands were purchased, particularly the old Buzzy's Ranch property, the Committee and the Board of Supervisors emphasized the need to keep the pastures green. Currently, there is not a proposal. Staff has begun working towards a solution.

3. MANAGEMENT ACTIVITIES

Ash Canyon Road	Continue maintenance of the road from the water tanks to the west. NDEP Nonpoint Source Pollution grants will assist with erosion control.
Education (Schools)	Continue partnerships and participation on environmental education activities with River Wranglers, Carson High School, and others.

Fuels Reduction Projects	Staff will continue collaboration with the Fire Department's efforts to manage fuels at the wildland-urban interface around town. The projects include sheep grazing on annual grasses, hand and mechanical treatments, chemical application, and reseeding efforts. The City has executed a cooperative agreement with NDF for fire suppression assistance and land rehabilitation.
Signage	Replace all BLM signs on the lands conveyed to Carson City.
Trail Maintenance	1) Continue coordination with Muscle Powered on trail planning and maintenance needs. 2) Actively plan and schedule work days for regular trail maintenance.
Volunteer Opportunities/ Activities	Individuals Organizations <ul style="list-style-type: none"> • Friends of Silver Saddle Ranch • Great Basin Institute • Muscle Powered Community Groups <ul style="list-style-type: none"> • Eagle Scouts • Kiwanis Clubs
Weed Control	Supervision of the Carson City Weed Coordinator, oversight of grant funds, and treatment of weeds across open space properties.
Wildlife Surveys	Related to the Southern Nevada Public Lands Management Act grant award and questions/concerns on the old Buzzy's Ranch property, staff will develop a plan to conduct wildlife surveys along several stretches of the Carson River.

4. PLANNING ACTIVITIES / REPORTS

Annual Reports to the Board of Supervisors	To be completed upon OSAC review and approval.
Charges and Fees	Adopt a fee schedule for activities and events, particularly for Silver Saddle Ranch.

Conservation Easement Monitoring	<ol style="list-style-type: none"> 1) Conduct annual monitoring and reporting for Horsecreek Ranch. 2) Conduct self-monitoring on the open space lands conveyed to Carson City for assurance and compliance with the BLM Conservation Easement.
Development Plans	Continue to attend Major Project Reviews and review development plans regarding open space and trail recommendations.
Education and Information	<ol style="list-style-type: none"> 1) Work with the Assessor's Office to update/correct the database and identify Open Space properties. 2) Work with GIS to update/correct the map identifying the shooting restrictions throughout Carson City. 3) Continue the official naming of open space properties. 4) Develop maps and information which would be useful for staff and the public. Update the website. 5) Continue to partner with the Carson Water Subconservancy District, the Chamber of Commerce, University of Nevada and others to conduct education/ informational presentations. 6) Partner with the University of Nevada Cooperative Extension on a 4-H Youth Day Camp.
Federal Agency Plans and Project Reviews	Carson City BLM Resource Management Plan (RMP) / Environmental Impact Statement (EIS)
Kings Canyon/ Waterfall Trailhead	Research the potential developments or improvements of the Kings Canyon/Waterfall Trailhead with the U.S. Forest Service.
East Shore Bike Path	Formerly referred to as the Nevada Stateline-to-Stateline Bikeway Project, continue to participate in the multi-agency efforts to construct 30+ miles of pathway from the north shore to the south shore of Lake Tahoe.
Old Buzzy's Ranch Property – Conservation Plan	Like Silver Saddle Ranch and related to the water rights acquisition identified elsewhere in this work plan, staff and the rancher needs to work with the Natural Resources Conservation Service to develop a conservation plan for the ranch. A conservation plan is a customized document that outlines the use and best management practices of the natural resources on the land. The plan defines and explains the resources in a simple, easy to understand manner. Typically, the plan will include land use maps, soils information, inventory of resources, engineering notes, and other supporting information.

Ordinances	Identify rules and regulations appropriate on open space properties, and develop ordinances for awareness and enforcement.
Programmatic Agreement (PA) for Cultural Resources on all BLM conveyed to Carson City per the Omnibus Public Lands Management Act and the Bently acquisition.	<ol style="list-style-type: none"> 1) The PA requires development of a Stewardship Plan. 2) The PA requires annual monitoring by an appropriate professional or a certified Nevada Archaeological Site Steward. A training program needs to be developed to train volunteers for the stewardship of cultural resources.
Signage	Develop standards for kiosks, trail wayfinding signs, interpretive signs, etc.
Silver Saddle Ranch	<ol style="list-style-type: none"> 1) Assess and evaluate the structures, including the water and electric system, for compliance with Carson City codes and State regulations. 2) Begin a Site Development Plan. A proposal will need to be developed and advertised. The goal is to identify future improvements at the ranch.
Trails	<ol style="list-style-type: none"> 1) Work with various trails organizations on local and regional projects including the planning, construction and maintenance of all trails throughout Carson City. 2) Submit an application to the Nevada of State Lands for the use and management of trails on their lands.
Vehicle Access and/or Recreation	<ol style="list-style-type: none"> 1) Conduct a trails inventory and assessment on the south end of the Prison Hill Recreation Area. 2) Develop an OHV map for Carson City. 3) Improve signage and fencing in the Prison Hill Recreation Area, East Silver Saddle Ranch, and other locations. 4) Work with the federal agencies towards improved signage and information for the public.

Carson City Parks, Recreation and Open Space Department - Open Space acquisitions

Current as of: February 1, 2017

Carson City Ownership / Property Name	Acres	Date Acquired	Carson City Question 18	Grants / Supplemental Funding	Grant Funding Source	Purchase Price	Cost Per Acre
West of Hwy 395 / Carson Street							
Fulstone wetlands	8.62	Aug 2001	donation	--	--	\$ -	
Horsecreek acquisition	374.91	May 2005	\$ 1,300,000	\$ 1,000,000	State of Nevada Question 1	\$ 2,300,000	\$ 6,134.81
Hutchinson acquisition	40.00	Dec 2006	\$ 100,000	\$ 300,000	State of Nevada Question 1	\$ 400,000	\$ 10,000.00
Horsecreek conservation easement	175.33	Mar 2009	\$ 503,653	\$ 596,347	State of Nevada Question 1	\$ 1,100,000	\$ 6,273.78
Joost acquisition	20.25	Nov 2012	\$ 390,000	--	--	\$ 390,000	\$ 19,259.26
PH Casey Preserve	77.01	Mar 2008	donation	--	--	\$ -	
Potter acquisition	20.83	Oct 2013	\$ 225,000	--	--	\$ 225,000	\$ 10,801.73
Wilson acquisition	111.28	Jan 2009	\$ 146,480	\$ 439,440	Forest Legacy Program	\$ 585,920	\$ 5,265.28
+ Lands Bill (USFS Exchange) - approx.	962.44	Sep 2011			USFS conveyance		
=Sub-Total	1,790.67		\$ 2,665,133	\$ 2,335,787		\$ 5,000,920	

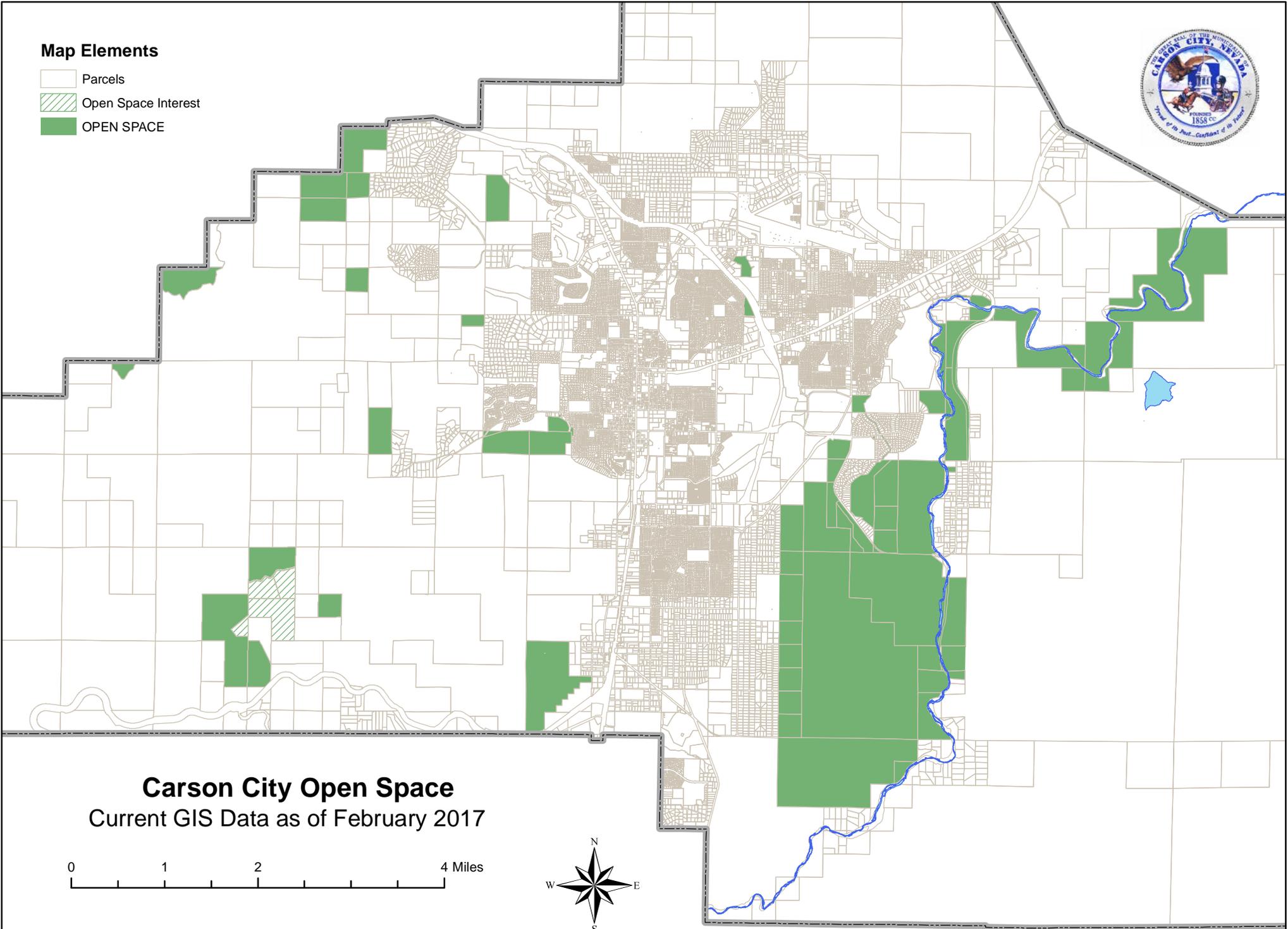
East of Hwy 395 / Carson Street							
Ambrose Carson River Natural Area	233.17	May 2015			BLM conveyance		
Carson River Canyon Open Space							
Bently acquisition	470.00	Jan 2012	\$ 876,796	\$ 513,900	Southern Nevada Public Land Management Act	\$ 1,390,696	\$ 2,959
Serpa acquisition	373.57	Jan 2011	\$ 2,065,775	\$ 1,075,000	State of Nevada Question 1	\$ 3,140,775	\$ 8,407
Freeway Multi-Use Path - Arraiz acquisition	0.65	Jan 2015	\$ 25,530	\$ 10,000	Carson City Regional Transportation Commission	\$ 35,530	\$ 54,662
Golden Eagle Open Space	19.28	Mar 2007	\$ 170,930	\$ 129,070	State of Nevada Question 1	\$ 300,000	\$ 15,560
Lompa wetlands	17.62	Aug 2001	donation	--	--	\$ -	
Mexican Dam Open Space	64.31	Mar 2008	\$ 1,650,000	--	--	\$ 1,650,000	\$ 25,657
Moffat Open Space	17.80	Nov 2000	\$ 327,600	--	--	\$ 327,600	\$ 18,404
Morgan Mill Preserve Open Space	32.00						
Old Buzzy's Ranch							
Andersen acquisition	86.00	Aug 2007	\$ 1,750,000	\$ 1,750,000	State of Nevada Question 1	\$ 3,500,000	\$ 40,698
Jarrard acquisition	368.78	May 2010	\$ 931,048	\$ 2,793,000	State of Nevada Question 1	\$ 3,724,048	\$ 10,098
Prison Hill Recreation Area	2,515.16	May 2015			BLM conveyance		
Silver Saddle Ranch	803.50	June 2015			BLM conveyance		
Vidler / Hells Bells acquisition	39.02	Nov 2010	donation	--	--	\$ -	
=Sub-Total	5,040.86		\$ 7,797,679	\$ 6,270,970		\$ 14,068,649	
GRAND TOTAL	6,831.53		\$ 10,462,812	\$ 8,606,757		\$ 19,069,569	

Other Interests							
Goni Canyon - open space protection agreement until Dec 16, 2034	40.00		conditional	--	--	\$ -	



Map Elements

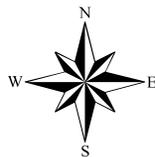
- Parcels
- Open Space Interest
- OPEN SPACE



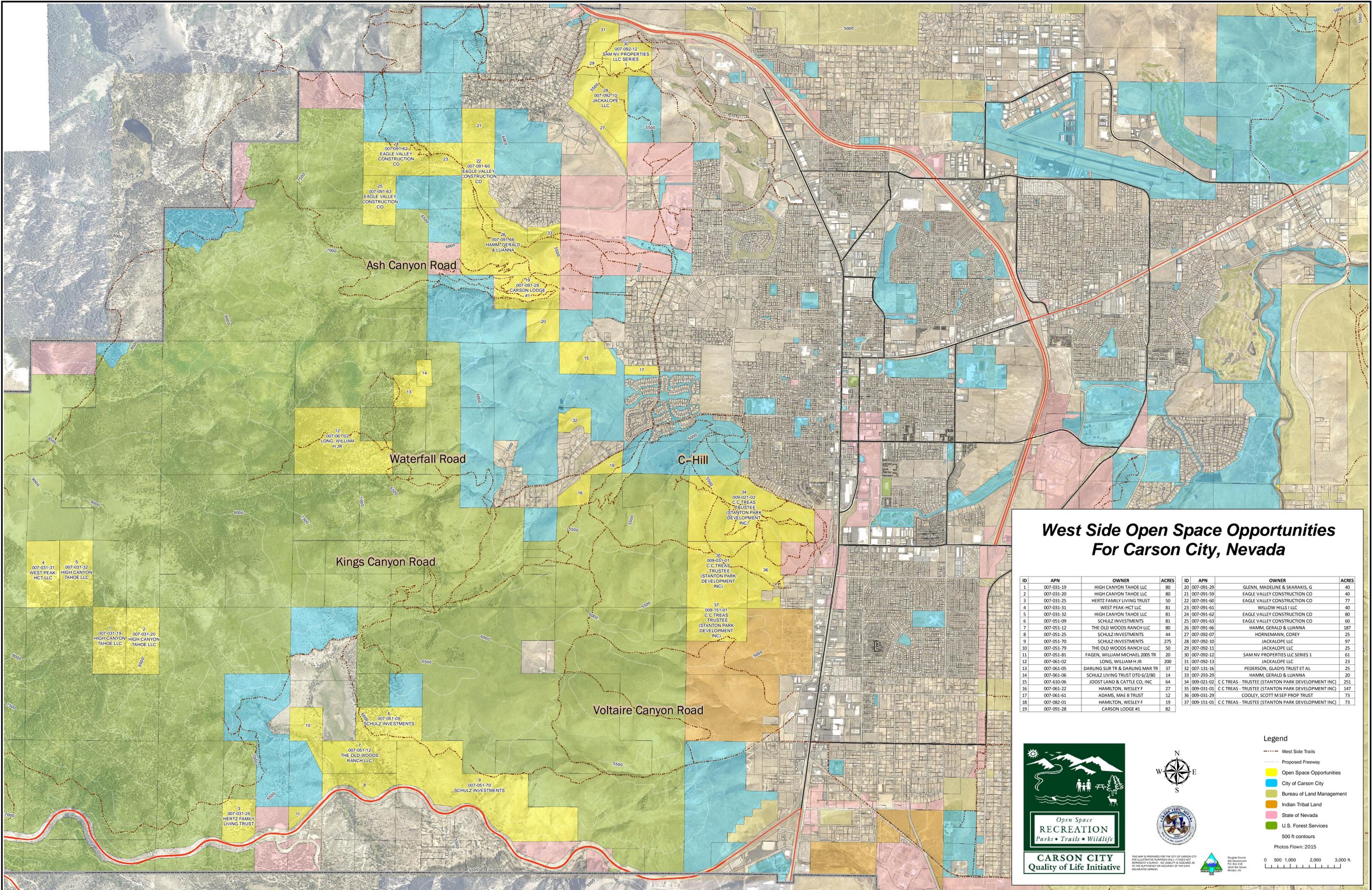
Carson City Open Space

Current GIS Data as of February 2017

0 1 2 4 Miles

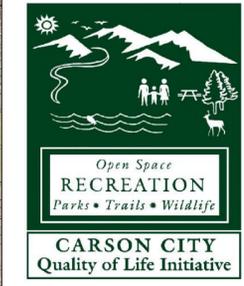


THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.



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	20	007-091-29	GLENN, MADELINE & SKARAKIS, G	40
2	007-031-20	HIGH CANYON TAHOE LLC	80	21	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
3	007-031-25	HERTZ FAMILY LIVING TRUST	50	22	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
4	007-031-31	WEST PEAK HCT LLC	81	23	007-091-61	WILLOW HILLS I LLC	40
5	007-031-32	HIGH CANYON TAHOE LLC	81	24	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
6	007-051-09	SCHULZ INVESTMENTS	81	25	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
7	007-051-12	THE OLD WOODS RANCH LLC	80	26	007-091-66	HAMM, GERALD & LUANNA	187
8	007-051-25	SCHULZ INVESTMENTS	44	27	009-021-07	HORNEMANN, COREY	25
9	007-051-70	SCHULZ INVESTMENTS	275	28	007-092-10	JACKALOPE LLC	97
10	007-051-79	THE OLD WOODS RANCH LLC	50	29	009-021-11	JACKALOPE LLC	25
11	007-051-81	FAGEN, WILLIAM MICHAEL 2005 TR	20	30	007-092-12	SAM NV PROPERTIES LLC SERIES 1	61
12	007-061-02	LONG, WILLIAM H JR	200	31	007-092-13	JACKALOPE LLC	23
13	007-061-05	DARLING SUR TR & DARLING MAR TR	37	32	007-131-16	PEDERSON, GLADYS TRUST ET AL	25
14	007-061-06	SCHULZ LIVING TRUST DTD 6/2/80	14	33	007-293-29	HAMM, GERALD & LUANNA	20
15	007-610-06	JOOST LAND & CATTLE CO, INC	64	34	009-021-02	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	251
16	007-061-22	HAMILTON, WESLEY F	27	35	009-031-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	147
17	007-061-61	ADAMS, MAE B TRUST	12	36	009-031-29	COOLEY, SCOTT M SEP PROP TRUST	73
18	007-082-01	HAMILTON, WESLEY F	19	37	009-151-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	73
19	007-091-28	CARSON LODGE #1	82				



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

