

**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: February 26, 2018

AGENDA ITEM NUMBER: 3G

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: **For Possible Action:** To recommend to the Board of Supervisors a work program outline for Fiscal Year 2018-2019.

GENERAL DISCUSSION:

In preparation of the next fiscal year beginning on July 1, 2018 and budget recommendations to the Board of Supervisors, the work plan is presented 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. With the addition of one new full-time Maintenance Coordinator, staff is hopeful that significant progress will be made towards the land management and maintenance tasks. 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 2018-2019.

Work Plan, Fiscal Year 2018-2019

1. CAPITAL IMPROVEMENT PROJECTS

Disc Golf Course	Provide natural resource expertise and guidance towards minimizing impacts in the planning and design of the project. The project construction is anticipated to begin in Spring 2018.
East Silver Saddle Ranch and Sierra Vista Lane	Public Works received a grant award from the Federal Lands Access Program for improvements to Sierra Vista Lane and adjacent trailheads. The project boundaries were staked at the beginning of February 2018, and the construction is anticipated to be completed by the end of May. To complement the project and for improved management of East Silver Saddle Ranch, further trail and trailhead improvements will be initiated soon after.
Old Buzzy's Ranch Property	Roof repair and rehabilitation of the old stone shed. The project has been on hold due to higher priorities.
Prison Hill Recreation Area, 5 th Street Trailhead	Trail and trailhead improvements on the north end of Prison Hill. A grant in the amount of \$200,000 was awarded from the Recreational Trails Program. The design should be completed in Spring 2018, and the construction is anticipated to be completed by the end of 2018.
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.
Trails – JohnD Winters Centennial Park	In coordination with Muscle Powered and the Carson Senators Mountain Bike Team, a new, sustainable single-track trail will be constructed. The new trail will add a loop option for non-motorized users.
Trails – Silver Saddle Ranch and Prison Hill Recreation Area	A \$1.8 million grant award from the Southern Nevada Land Management Act has provided funding for up to three trails within this vicinity. In 2018, the cultural resource surveys and alignment studies will be completed and the designs may begin.
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 linking the Carson-Tahoe Hospital with the Lakeview Subdivision. Currently, construction is scheduled for June 2018, in conjunction with National Trails Day.

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 anticipates submitting a grant application to the Forest Legacy Program for the fee-title purchase of approximately 100 acres.
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	The Carson City Property Manager has been reviewing documents in order 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. Previous grant applications were unsuccessful; however, staff is still proceeding with an appraisal and a possible fee-title acquisition of the 20-acre property.
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.
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.
Kings Canyon Road	In coordination and partnership with U.S. Forest Service (USFS), the Nevada Off-Highway Vehicle Commission awarded a grant to the USFS to complete an engineering road design and cultural resources review on Kings Canyon Road. Due to the historic significance of the road, planning is required prior to any and all road repairs. Staff will submit a grant application to the Recreational Trails Program , who has already committed funds for actual repairs.
Signage	Replace all BLM signs on the lands conveyed to Carson City and begin installation of new signage per the recently approved Signage Master Plan.
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 • Pine Nut Mountain Trails Association 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.
East Shore Tahoe Trail	Formerly referred to as the East Shore Bike Path and 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.
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.
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.

<p>Old Buzzy's Ranch Property – Conservation Plan</p>	<p>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.</p>
<p>Programmatic Agreement (PA) for Cultural Resources on all BLM conveyed to Carson City per the Omnibus Public Lands Management Act and the Bently acquisition.</p>	<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.
<p>Silver Saddle Ranch</p>	<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) Complete a Site Master Plan. The goal is to identify future improvements at the ranch.
<p>Trails</p>	<ol style="list-style-type: none"> 1) Submit an application to the Nevada Division of State Lands for the use and management of trails on their lands. 2) Coordinate planning efforts (environmental review) with the U.S. Forest Service for the Capital to State Park Trail and Lincoln Bypass Trail. 3) Work with various trails organizations on local and regional projects including the planning, construction and maintenance of all trails throughout Carson City.

Vehicle Access and/or Recreation	<ol style="list-style-type: none">1) In coordination and partnership with Carson City, the National Off-Highway Vehicle Conservation Council was awarded a grant from the Nevada Off-Highway Vehicle Commission to conduct a trails inventory and assessment on the south end of the Prison Hill Recreation Area. The assessment will also help determine the capacity to hold motorized events.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.
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Carson City Parks, Recreation and Open Space Department - Open Space acquisitions

Current as of: February 14, 2018

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	

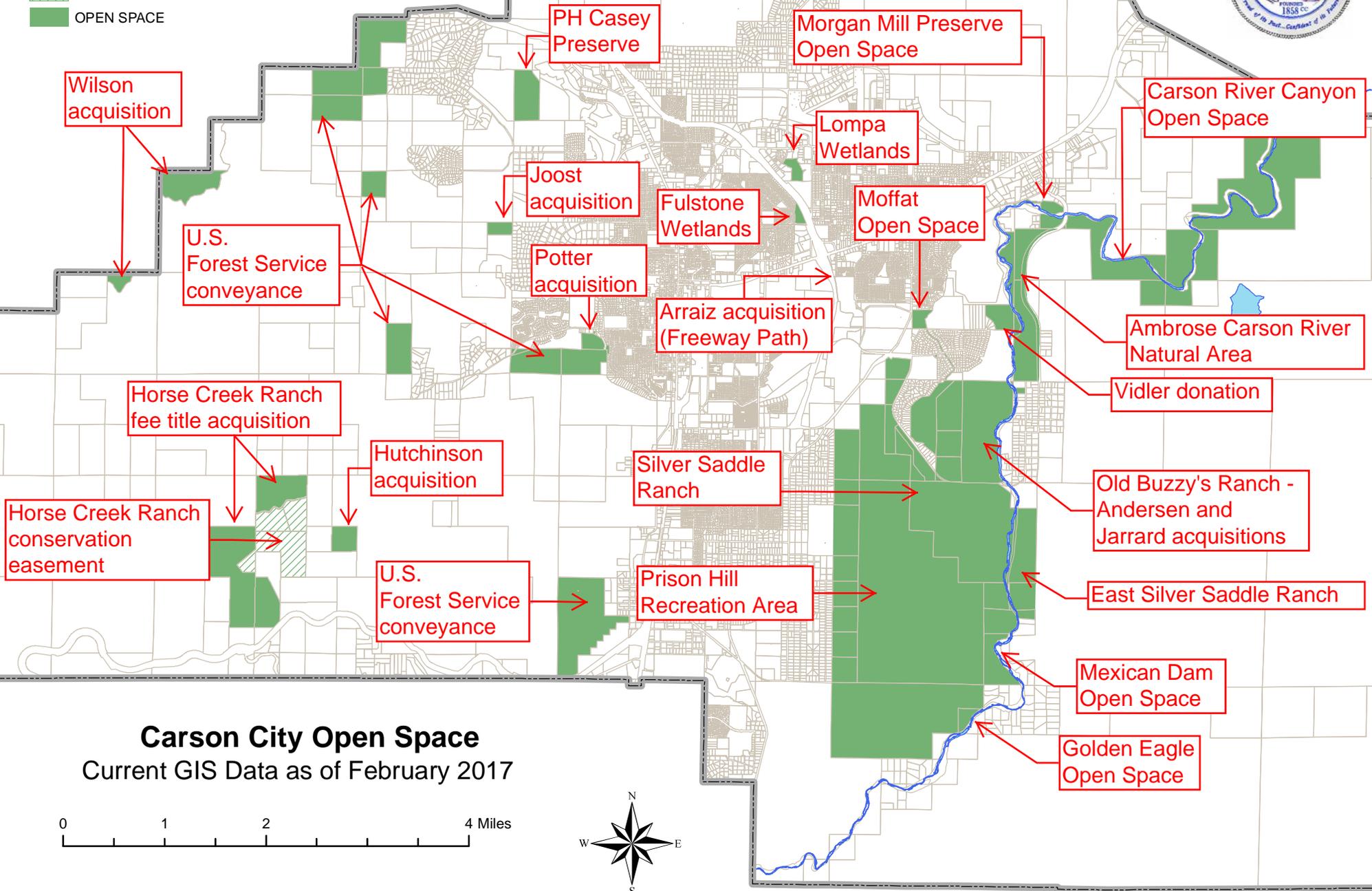
East of Hwy 395 / Carson Street							
Ambrose Carson River Natural Area	233.17	May 2015			BLM conveyance		
Carson River Canyon Open Space							
Bently acquisition	470.00	Jan 2012	\$ 876,796	\$ 513,900	Southern Nevada Public Land Management Act	\$ 1,390,696	\$ 2,959
Serpa acquisition	373.57	Jan 2011	\$ 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	703.92	June 2015			BLM conveyance		
Vidler / Hells Bells acquisition	39.02	Nov 2010	donation	--	--	\$ -	
=Sub-Total	4,941.28		\$ 7,797,679	\$ 6,270,970		\$ 14,068,649	
GRAND TOTAL	6,731.95		\$ 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

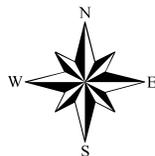
- Parcels
- Open Space Interest
- OPEN SPACE



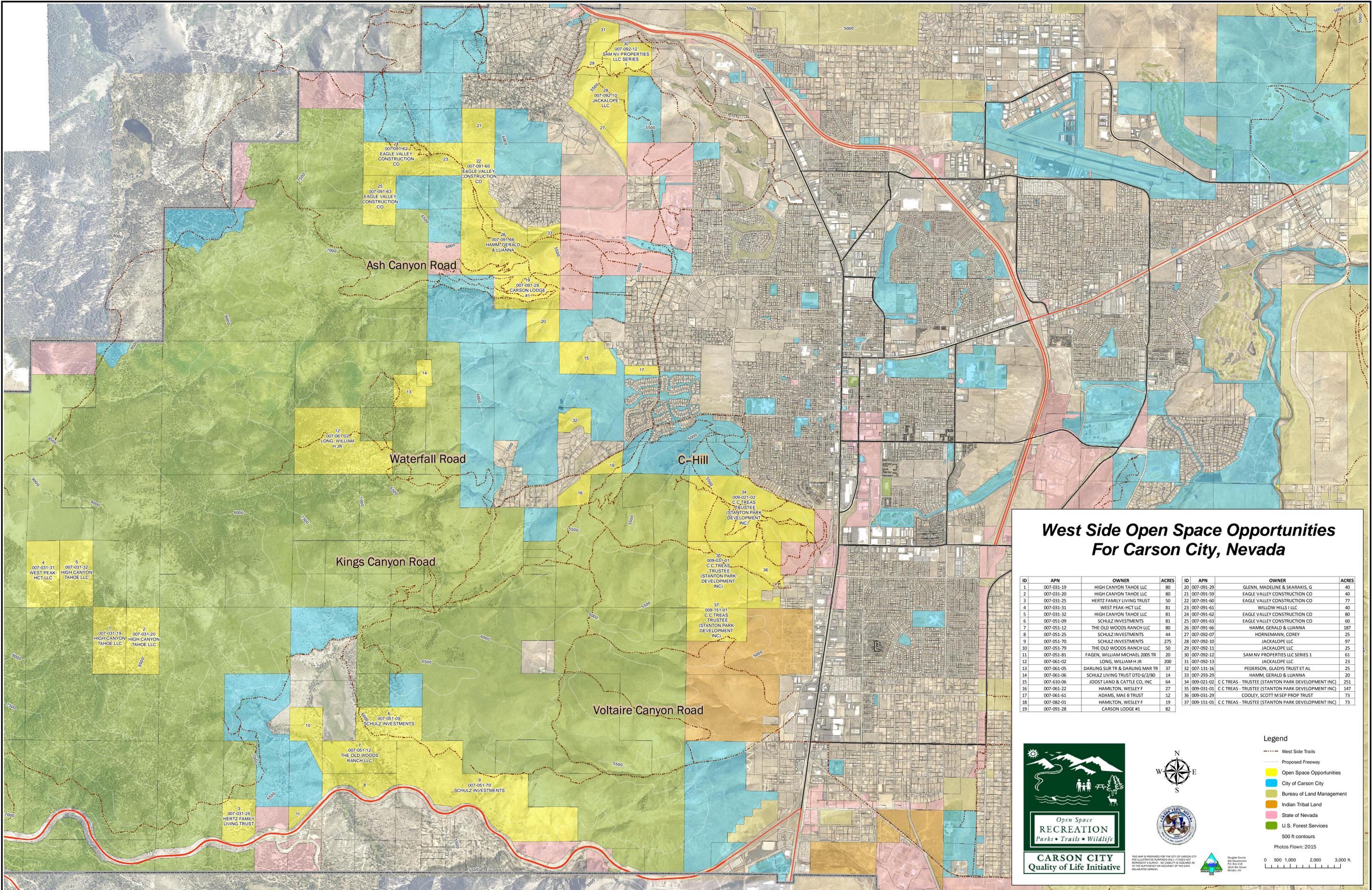
Carson City Open Space

Current GIS Data as of February 2017

0 1 2 4 Miles

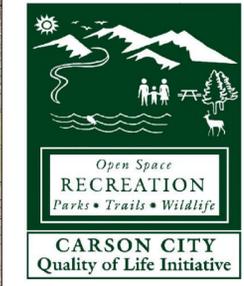


THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.



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

