



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: March 15, 2018

Staff Contact: Ann Bollinger, Open Space Administrator

Agenda Title: For Possible Action: To authorize the Parks, Recreation, & Open Space Department to submit grant application(s) to the Land and Water Conservation Fund and other programs for fee-title acquisition of 206 acres south of the Timberline Subdivision and Vicee Canyon (APNs 007-091-66 and 007-293-29) for open space and passive recreation purposes. (Ann Bollinger, abollinger@carson.org)

Staff Summary: On February 26, 2018, the Open Space Advisory Committee passed a unanimous motion (7-0) to recommend the Board of Supervisors approve submittal of grant application(s) to the Land and Water Conservation Fund and other programs for fee-title acquisition of 206 acres owned by Gerald and Luanna Hamm. If approved and depending on the appraisal, there will expenditure up to 50% of the cost from the Quality of Life – Open Space budget. The current asking price for the two parcels is \$450,000.

Agenda Action: Formal Action/Motion

Time Requested: 15 minutes

Proposed Motion

I move to authorize the Parks, Recreation, & Open Space Department to submit grant application(s) to the Land and Water Conservation Fund and other programs for fee-title acquisition of 206 acres south of the Timberline Subdivision and Vicee Canyon (APNs 007-091-66 and 007-293-29) for open space and passive recreation purposes.

Board's Strategic Goal

Quality of Life

Previous Action

n/a

Background/Issues & Analysis

These properties have been identified as high priority in the Open Space Plan and in the Eagle Valley Trails Committee (EVTC) "Community Trail Inventory, Review, Evaluation and User Needs Assessment Report" (2017) as they provide critical connections to other Carson City trail systems and also contains several user-built trails that could be made legal with acquisition of the property. The EVTC Report is currently being used to update the Unified Pathways Master Plan (UPMP) regarding single-track trails. Related actions include:

On December 18, 2017, the Open Space Advisory Committee and Parks and Recreation Commission approved a motion "...to recommend to the Planning Commission approval of an amendment to the Unified Pathways Master Plan (UPMP) incorporating non-motorized trail system additions to the Plan's map in chapter 12; Chapter 9, Off-Street Trails; Chapter 11, Implementation; and Appendix 13.2, Public Comments".

On February 27, 2018, the Planning Commission approved a motion "to adopt resolution No. 2018-PC-R-2 recommending to the Board of Supervisors approval of MPA-18-004, a Master Plan Amendment from the Parks

Recreation & Open Space Director to amend the Master Plan, to add language and graphics related to a non-motorized single track trail system, based on the findings contained in the staff report."

Applicable Statute, Code, Policy, Rule or Regulation

The City's grant policy requires any grant applications over \$50,000 be approved by the Board of Supervisors prior to a grant application submittal by City staff and NRS 354.598005(3).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: 254-5047-452-7401 Quality of Life - Open Space, Land Acquisition Account.

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: There are no fiscal impacts at this time because the City will only be submitting the grant application. If awarded, the match requirement is 50% which would be provided from the Quality of Life - Open Space, Land Acquisition Account which has a current balance of \$1,358,282. The current asking price for the two parcels is \$450,000.

The long-term fiscal impacts are primarily related to land management. Except for dirt trails, no other improvements are currently planned. Carson City has an existing agreement with Muscle Powered to assist with trail maintenance. The Quality of Life - Open Space budget is already charged \$37,500 annually to contribute towards a contract with the Nevada Division of Forestry for wildfire related services.

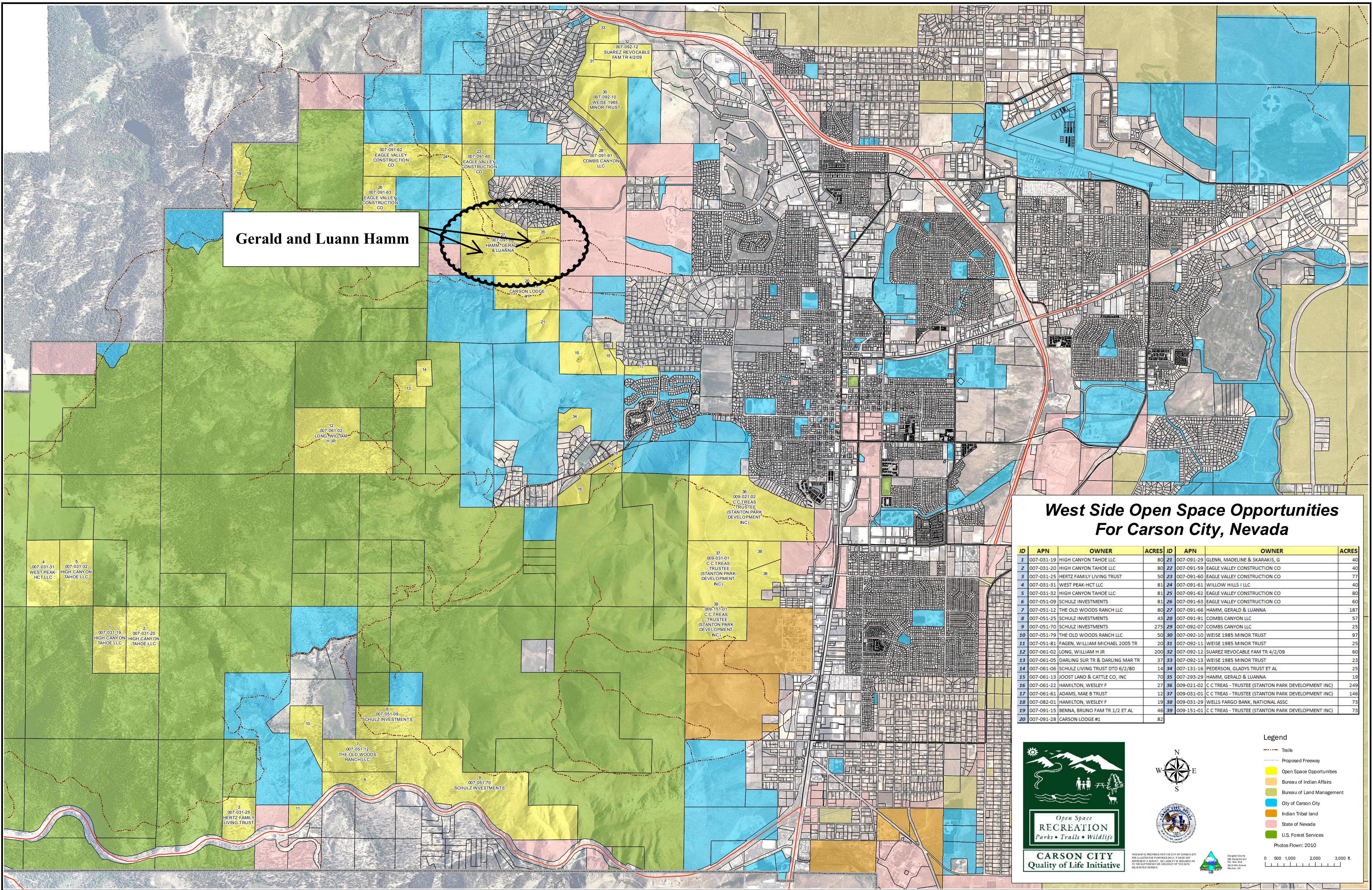
Alternatives

Not approve the submittal of the grant application and/or land acquisition.

Board Action Taken:

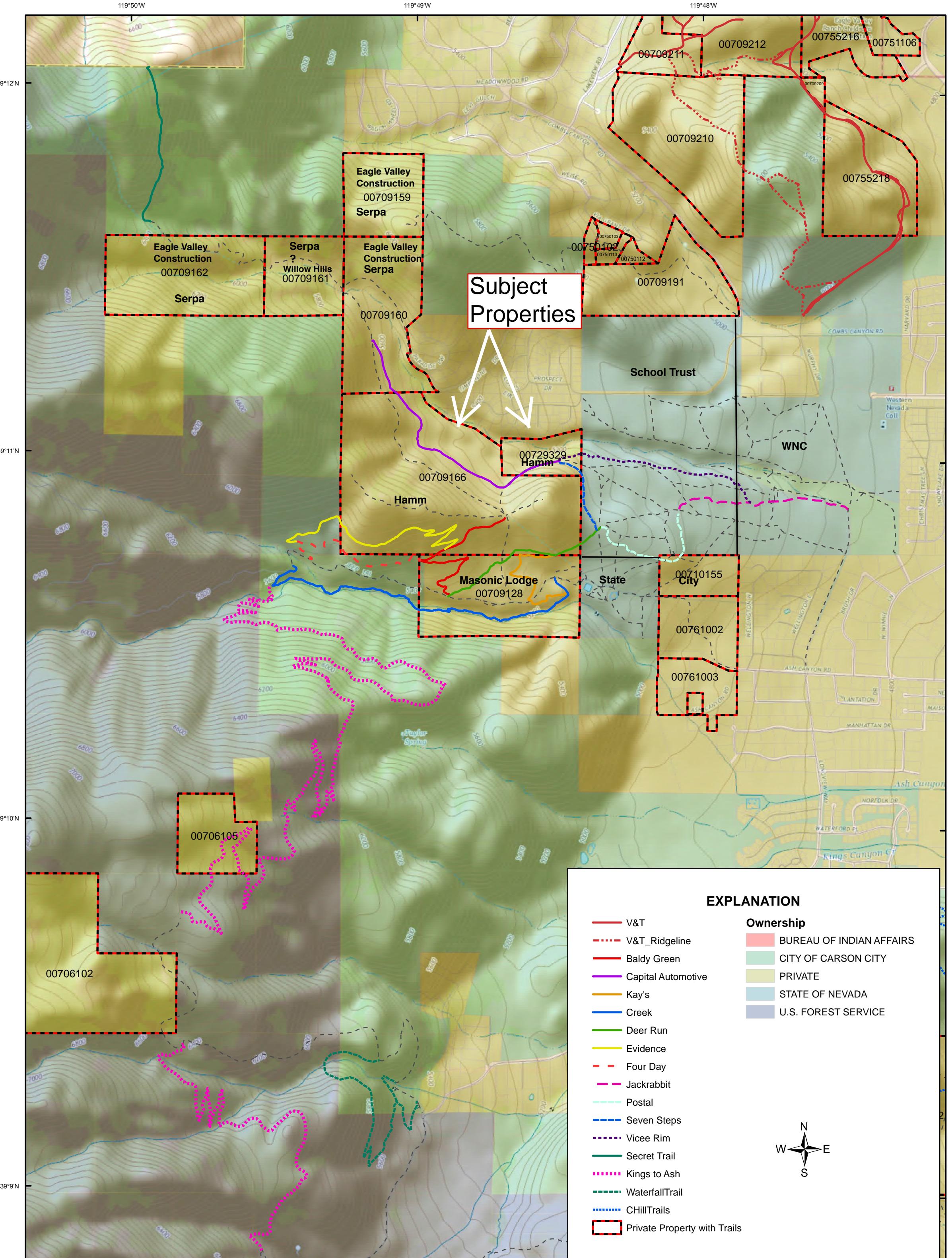
Motion: _____	1) _____	Aye/Nay _____
	2) _____	_____

(Vote Recorded By)



Private Property Access

Ash Canyon Area



Basemap from USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data, 2015.

Nevada West State Plane US Feet (FIPS 2703), North American Datum of 1983.

OPEN SPACE EVALUATION FORM

Landowner	Gerald and Luanna Hamm
Location	South of and adjacent to the Timberline Subdivision and Vicee Canyon
Access	These parcels can be accessed via several dirt roads connecting from Ash Canyon Road

ASSESSOR'S PARCEL NUMBER	ADDRESS	IMPROVEMENTS	ACRES	ZONING	MASTER PLAN
007-091-66	N/A	no	187.2	Conservation Reserve	Conservation Reserve (Private)
007-293-29	N/A	no	19	Single Family, one-acre Planned Unit Development	Open Space
			206.2		

Table A. Physical Characteristics

For each parcel, select the highest value for each physical feature. If none apply, leave blank.

Physical Feature	Defining Authorities	Characteristics (check if present or applicable)	Value
Wildlife Habitats / Corridors	US Fish & Wildlife Service, NV Dept of Wildlife, or documented scientific observation	<input type="checkbox"/> Contains habitat or corridor for threatened or endangered (T&E) species <input checked="" type="checkbox"/> Contains high value habitat for non-T&E species <input checked="" type="checkbox"/> Contains migration corridor <input type="checkbox"/> Observed presence of wildlife or fish	<input type="checkbox"/> Very High <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate

At this time, it is unknown whether threatened and endangered (T&E) species have been recorded on the property. A data request for T&E species will need to be requested from the Nevada Natural Heritage Program. The Nevada Department of Wildlife (NDOW), Nevada Crucial Habitat Assessment Tool (NVCHAT) gives this area a fairly high (most crucial) score for "species of concern" and "species of economic and recreational importance". According to the NDOW GIS Data Clearinghouse online portal, the provided maps show black bear distribution and a mule deer movement corridor through the property. The National Audubon Society shows the property just outside but adjacent to one "designated Important Bird Areas (Carson Range). It's likely that other wildlife species such as mountain lions and bobcats utilize the property as well.

Natural Communities	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input checked="" type="checkbox"/> Presence of mature canopy trees, shrubs <input checked="" type="checkbox"/> Majority of parcel with healthy native grasses <input type="checkbox"/> Contains jurisdictional (ACOE) wetlands	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Low
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The property is located just south of Vicee Canyon. The creek below is dominated by riparian vegetation such as willows and an established aspen grove is present.

The property contains a unique composition of both Great Basin and Sierra Nevada upland plant species. Specifically, the site is composed of numerous shrub species such as sagebrush, bitterbrush, tobacco brush and manzanita. Additionally, a significant portion of the site is dominated by a diverse composition of native perennial grasses, such as bottlebrush squirreltail, Great Basin wildrye and needle grass. Lastly, the property also contains several different species of native forbs, including several buckwheat species and mule's ears.

Landform / Scenic Quality	Committee, staff, consultants	<input type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input type="checkbox"/> Contains a valley that provides enclosure / privacy	<input type="checkbox"/> High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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The property has an elevation gain of approximately 750' to its highest point at 5,900' along the northwest property corner. Near the southeast property corner, a prominent look-out location is present at 5,600' and offers expansive views across Carson City. According to the Carson City MapGeo, approximately 1/3 of the property is located in the "Skyline Restriction Area" and there is one earthquake fault traversing the property.

Visibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input checked="" type="checkbox"/> Visible only from local roads <input checked="" type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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The property is visible from both major and local roads, as well as from the Timberline development that lies adjacent to the parcel.

Size	Staff	<input checked="" type="checkbox"/> Larger than 40 acres <input type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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There are two parcels with a combined total of 206 acres.

Accessibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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While the property will be 100% open to the public, the public will be encouraged to remain on the designated trails.

Historic / Cultural	State Historic Preservation Office	<input type="checkbox"/> Known or high potential archaeological resource <input type="checkbox"/> Historic designation (national, state, or local) <input type="checkbox"/> Significant local cultural feature (physical landmark, working farm, unique structure, etc.)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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Unknown at this time.

Water Protection	CC Public Works	<input type="checkbox"/> Within 5 year well protection zone <input type="checkbox"/> Within 10 year well protection zone <input checked="" type="checkbox"/> Contains high-infiltration soils within watershed protection area	<input type="checkbox"/> High <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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The property is not within a 5 or 10 year well protection zone. According to the Natural Resource Conservation Service's Web Soil Survey, the soils are considered gravelly loamy coarse sand, which allow for high infiltration but they are also highly erodible. The parcel is also within a watershed source water protection area as identified in the 2014 Community Sourcewater Protection Plan.

Flood Hazard	Federal Emergency Management Agency	<input type="checkbox"/> Within FEMA-designated 100 year floodplain <input type="checkbox"/> Within area of known flooding	<input type="checkbox"/> Low <input type="checkbox"/> Medium
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None.

Prime Farmland	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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Not applicable.

Submitted by: Yvonne Buey Date: 2/26/2018
 Senior Natural Resource Specialist

Submitted by: A. Bailey Date: 2/26/18
 Open Space Administrator

Table B. Prioritizing Factors

This part of the evaluation assumes that some form of acquisition is necessary to protect the parcel(s) not otherwise protected by existing City, State or Federal regulation (wetlands, floodplain, easements, etc.)

For each parcel check the most appropriate priority factor for each category below.

Category	Definition (check if present)	Priority
Uniqueness of Habitat Type	<input checked="" type="checkbox"/> One of few remaining examples of at least one characteristic in Table A <input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low

Ease of Acquisition	<input type="checkbox"/> Landowner motivated to sell at less cost than market value <input type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city <input checked="" type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
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To be determined. On the Carson City Assessor's website, the taxable valuation is \$561,886. The parcel is on the open market, and the seller is willing to accept \$450,000. An appraisal has not been completed. The seller is interested in selling to Carson City and preserving it as open space.

Potential To Share Cost	<input checked="" type="checkbox"/> Likely significant participation of non-city funding partners <input type="checkbox"/> Likely participation from other funding sources <input type="checkbox"/> Likely significant participation from other city departments	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Currently, there is a proposal to submit a grant nomination and funding request to the Land and Water Conservation Fund, which could pay up to 50% of the fee-title purchase and other acquisition costs.

Urgency	<input type="checkbox"/> Development is imminent <input checked="" type="checkbox"/> For sale (acquisition / development likely) <input type="checkbox"/> Private negotiation, not on open market	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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The property is currently on the open market for purchase. Seller will accept \$450,000, though legal vehicular access is currently unknown.

Is a Significant Part of Open Space Plan	<input checked="" type="checkbox"/> Located within an Open Space priority area <input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan <input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input checked="" type="checkbox"/> Medium
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The property is located within the "hillside" priority area. Perhaps the most important factor for acquisition is for the trail connection opportunities, as well as to legalize the existing system of user built trails present on site.

Citizen Support	<input checked="" type="checkbox"/> Has city-wide citizen support / advocacy <input type="checkbox"/> Has local citizen support <input type="checkbox"/> No significant opposition	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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At a meeting of the Open Space Advisory Committee on February 26, 2018, there were about 100 people who attended in support of this acquisition (as demonstrated by raised hands when asked). These properties have been identified as a high priority in the Eagle Valley Trails Committee "Community Trail Inventory, Review, Evaluation and User Needs Assessment Report" (2017) as they provide critical connections to other Carson City trail systems and also contains several non-sanctioned user-built trails that could be made legal with acquisition of the property.

Submitted by:

Yvonne Deyn
Senior Natural Resource Specialist

Date: 2/26/2018

Submitted by:

J. Ballyn
Open Space Administrator

Date: 2/26/18

Hamm properties – private land owner
APNs 007-091-66, 007-293-29



View northwest, Timberline residential area



View west, Ash Canyon

Hamm properties – private land owner
APNs 007-091-66, 007-293-29



Hillside dominated by Tall Wooly Buckwheat



View east, expansive views of Carson City

Hamm properties – private land owner
APNs 007-091-66, 007-293-29



Panoramic view of Carson City from eastern lookout point.

Effort to connect city's trail system continues

By Anne Knowles
aknowles@nevadaappeal.com

The Open Space Advisory Committee recommended applying for grants to help fund the acquisition of two Carson City properties.

About 100 people showed up at the committee's

meeting on Monday to show support for acquiring the two sites they said were key to connecting the city's trail system.

"The strategic importance of this trailhead is huge," said Juan Guzman, former Carson City open space administrator and currently

president-elect of the Carson Valley Trails Association.

Guzman was referring to the Clear Creek site, 100 acres currently owned and managed by the Nevada Division of State Lands.

He and about 10 other people spoke during public comment concerning both properties, Clear Creek as well as 206 acres in the Timberline and Vicee Canyon area owned by Gerald and Luann Hamm.

The Clear Creek land is the former site of the Clear Creek Youth Camp. In 2015, the Nevada Legislature passed a bill which set aside money from the future sale of the property to rehabilitate and preserve the Stewart Indian School on Snyder Avenue.

Trails from Douglas County to Kings Canyon could be connected via the property using the underpass at Highway 50 East.

According to the staff report, state lands wants to sell the entire property and not a portion to accommodate a trail head. City staff is working with state lands to get a property appraisal. The 2018-2019 taxable valuation is about \$1 million, which is lower than what the property would sell for.

The committee's recommendation to the Board of Supervisors is to apply to the Forest Legacy Program, which requires a 25 percent match from the city, and other grants to fund the acquisition.

The committee also voted to recommend applying to the Land and Water Conservation Fund, which requires a 50 percent match, and

“This is another integral piece of the trail system,” said Jeremy Hall, a committee member. **“If we lose this property we lose connections to the college and to new trails like the Secret Trail.”**

— Jeremy Hall
Open Space Advisory Committee

other grant programs to fund the purchase of the 206-acre Hamm property.

“This is another integral piece of the trail system,” said Jeremy Hall, a committee member. “If we lose this property we lose connections to the college and to new trails like the Secret Trail.”

The property already has well-maintained trails on it but they can't be mapped for general public use because they're on private property.

The land is listed for sale for \$600,000, according to city staff, and the owners have a current offer for \$450,000 from an unknown source.

The committee also voted to recommend the fiscal year 2018-2019 budget for the Quality of Life Open Space account.

The budget includes a bump in funds for professional services, money for employee physicals, and a new truck.

The current year's budget is \$1,043,918 and revenue, which comes from a portion of the city's sales tax, is expected to be higher for the coming year.