



STAFF REPORT

Agenda Item: 6

Report To: Open Space Advisory Committee

Meeting Date: October 18, 2021

Staff Contact: Lyndsey Boyer, Open Space Manager, lboyer@carson.org

Agenda Title: For Discussion Only: Discussion regarding the potential Old Woods Ranch Conservation Easement acquisition and the Forest Legacy Grant. (*Lyndsey Boyer and Alicia Reban*)

Staff Summary: See below.

Agenda Action: Other/Presentation

Time Requested: 30 minutes

Proposed Motion

N/A

Board's Strategic Goal

N/A

Previous Action

September 18, 2017 – The OSAC voted to appoint Alan Welch and JoAnne Michael to represent the Open Space Advisory Committee in negotiations on a potential conservation easement with the Old Woods Ranch, LLC.

September 18, 2017 – The OSAC reviewed a field tour of the Old Woods Ranch, LLC properties completed in June 2017.

February 22, 2016 – The OSAC recommended to the Board of Supervisors submittal of a grant application to the Forest Legacy Program for the purchase of a conservation easement on the Old Woods Ranch, APNs 007-051-12 and 007-051-79.

August 4, 2016 - The Board of Supervisors moved to accept the recommendation from the Open Space Advisory Committee for the submittal of a grant application to the Forest Legacy Program for a conservation easement on four parcels, APNs 007-051-12 and 007-051-79, owned by the Old Woods Ranch, LLC.

February 19, 2015 – The Board of Supervisors accepted the Committee's recommendation to approve the work program for calendar year 2015, including land acquisitions. One of the acquisitions identified was to enter into a conservation easement on the Old Woods Ranch, LLC.

Background/Issues & Analysis

Since approximately 2007, Carson City has been in discussions with the landowners of the Old Woods Ranch, LLC property to potentially purchase a conservation easement over the property. The Old Woods Ranch, LLC property, consist of two parcels totaling 130 acres, is located between Kings Canyon Road and U.S. Highway 50 West. The two parcels under consideration include APN 007-051-12 (80 acres) and 007-051-79 (50.17 acres). The landscape includes irrigated lands, conifer forest, sagebrush uplands, and a riparian area with mature aspen, with elevations ranging from 5,700' to 6,500'. The parcels are adjacent to the Horsecreek Ranch

conservation easement, and one parcel (007-051-12) includes the southern part of the irrigated pasture that spans both properties. The other parcel (007-051-79) is adjacent to an Open Space property – newly named ‘Tahnu Leweh Open Space’. The Old Woods Ranch, LLC is identified on the Carson City Open Space Opportunities Map as potential for acquisition based on values of scenic views, watershed protection and wildlife habitat.

Similar to the adjacent Horsecreek Ranch conservation easement owned by Carson City, the property owners have been interested in preserving the land associated with the Old Woods Ranch, LLC by entering into a conservation easement over the property. The Old Woods Ranch, LLC parcels were evaluated in 2007-2008, and an application was submitted to the Farm and Ranch Lands Protection Program (FRPP) through the Natural Resources Conservation Service (NRCS) grant program for the acquisition of a conservation easement on the 130 acres, but funding was not awarded. Since then, Carson City has been working in partnership with the Nevada Land Trust (NLT) to identify strategies and funding sources to preserve this property. NLT is an independent nonprofit conservation land trust, working to protect key land, water, wildlife, recreational, historic, scenic, and agricultural resources in our state. NLT has been working closely the past few years with the landowners of Old Woods Ranch, LLC to identify their needs related to the tenets of the conservation easement. In 2016, an application to the Forest Legacy Program (FLP) was submitted by the Nevada Division of Forestry (NDF) in conjunction with NLT and Carson City but was not approved for funding. NDF administers the FLP, whose mission “protects ‘working forests’, those that protect water quality, provide habitat, forest products, opportunities for recreation and other public benefits”. In 2020 the application was resubmitted with two additional properties that NLT is also coordinating preservation of to strengthen the nomination and is currently being considered for funding. The two other properties are located in Washoe Valley and upper Clear Creek and are not associated with Carson City. These properties were submitted in a single application to the FLP because larger tracts of land receive greater consideration under the grant program criteria. The total cost for these acquisitions is estimated to be approximately \$4.125 – 5.7 million, depending on appraised value. If awarded, a 25% match will be required for the grant, but Carson City would not be responsible for matching funds on the other properties. The estimated match for the Old Woods Ranch conservation easement portion of this grant application is estimated to be approximately \$50,000; however, final matching amounts are dependent on appraised value, and also includes costs for appraisals, environmental site assessments, staff time, surveys etc.

Negotiations on the tenets of the easement with the Old Woods Ranch, LLC property owners is still on-going. The primary area of interest to Carson City would be whether public access to the property would be granted to allow for trail connectivity between the Ash-to-Kings Trail and Clear Creek. However, in order to utilize Old Woods Ranch property for trail connectivity, Carson City would also need to connect through adjacent private property which staff have been unable to obtain a trail easement across. As a result, staff have worked to design an alternative alignment for a connection for Ash-to-Kings Trail to Clear Creek that would avoid all private property.

ATTACHMENT 1 – Open Space Opportunities Map

ATTACHMENT 2 – Old Woods Ranch, LLC Photos

Applicable Statute, Code, Policy, Rule or Regulation

N/A

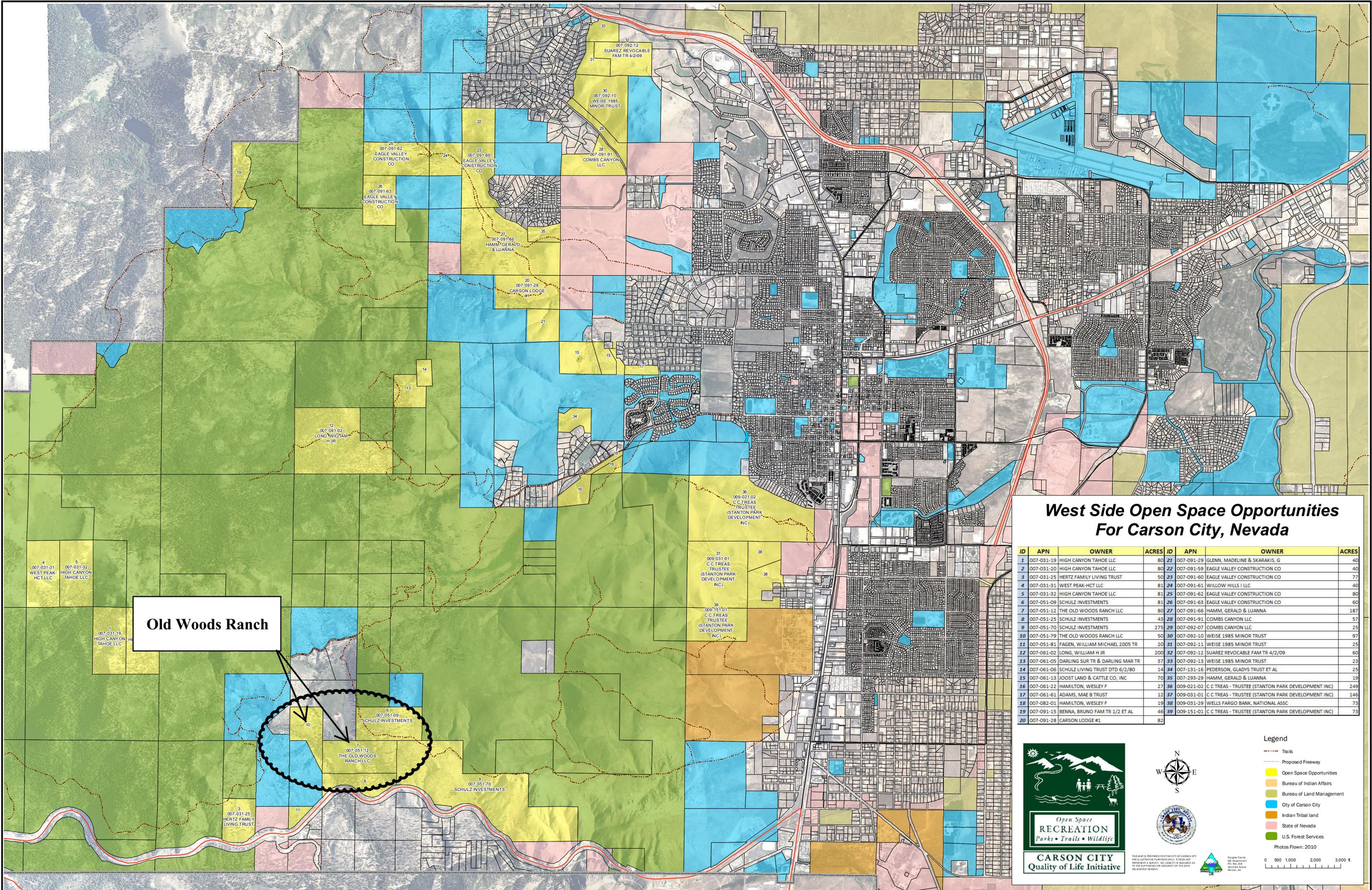
Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

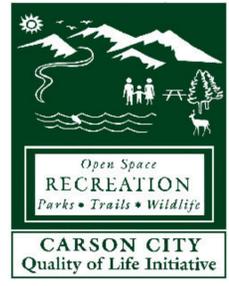
Explanation of Fiscal Impact: If awarded, the Carson City portion of the acquisition (Old Woods Ranch, LLC) would require at 25% match, which is estimated to be approximately \$50,000 but dependent on final appraised value of the Old Woods Ranch, LLC, as well as associated acquisition costs.



Old Woods Ranch

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.





