



STAFF REPORT

Agenda Item: 8

Report To: Open Space Advisory Committee

Meeting Date: April 18, 2022

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

Agenda Title: For Discussion Only: Review and discussion regarding a summary and overview of Open Space acquisitions. (Requested by Member Rob Ghiglieri)

Staff Summary: Since 2000, the Open Space Program has been steadily acquiring critical property throughout Carson City. After passage of the Omnibus Public Lands Management Act of 2009, Carson City acquired approximately 3,600 additional acres to add to the program. This item is an overview and summary of the Open Space land acquisition program – including current priorities and objectives.

Agenda Action: Other/Presentation

Time Requested: 30 minutes

Proposed Motion

N/A

Board's Strategic Goal

Quality of Life

Previous Action

August 16, 2012 – The Board of Supervisors adopted a resolution directing staff and the Open Space Advisory Committee to suspend efforts to acquire property for a period of two years to emphasize the active management of existing properties in the Open Space program.

Background/Issues & Analysis

Member Ghiglieri requested an Open Space acquisition summary to outline the program's current and on-going priorities related to property acquisitions. Since inception in 1996, the Open Space program worked diligently for two decades to acquire extensive property throughout Carson City, focusing attention on preserving the Carson River corridor, working agricultural lands and hillsides and viewsheds. Additionally, through the Omnibus Public Lands Management Act of 2009 (OPLMA), Carson City nearly doubled the number of managed acres by acquiring lands from the Bureau of Land Management and the U.S. Forest Service. Since the completion of OPLMA in 2015, Open Space staff have been primarily focusing efforts and resources on land management activities. However acquisition opportunities are always evaluated as they arise, and two critical acquisitions were completed in 2018 and 2019 on the west side of Carson City – Highway-50 acquisition (20-acres) and Eagle View Open Space (206-acres).

Currently, the Open Space Division remains an involved partner in two on-going acquisitions – Clear Creek and Old Woods Ranch conservation easement. Both projects have been in progress for many years and involve a variety of interested stakeholders including Nevada Land Trust, Nevada Division of Forestry, Nevada Division of State Lands, Carson Valley Trails Association and private property

owners. The Open Space Division remains an involved partner in both acquisitions and will continue working with interested parties on a conservation solution. In addition to these long-term acquisitions, staff have been evaluating lands managed throughout the Department and discussing the opportunity to realign management of undeveloped natural areas that currently fall under the responsibility of Parks Maintenance. Examples of these areas include the river corridor - Carson River Park, Riverview Park, Morgan Mill Trailhead, Empire Ranch Trail and Trailhead; as well as outliers such as Lakeview Park, Lone Mountain Trails, and the north C-Hill Trails. Given the undeveloped nature of these properties, as well as the natural resource management requirements at these locations, Open Space staff have been aiding with the management of these areas for several years. Activities include natural resource management planning, restoration, noxious weed abatement, trail maintenance and more. Additionally, the areas outlined above are all surrounded by designated Open Space properties – such as Silver Saddle Ranch, Vidler Open Space and the Ambrose Carson River Natural Area. As a result, Department staff have been internally discussing the potential realignment of management assignments for these areas, given their location and character. Assuming maintenance and responsibility for these properties would allow for more contiguous and consistent natural resource and recreation management along the river, essentially creating one contiguous river corridor system. Additionally, contiguous management of these areas would also improve the recreation experience by having consistent signage and feel across properties.

ATTACHMENTS:

Exhibit A: Open Space Property List Summary

Exhibit B: Open Space Property List Map

Exhibit C: Open Space Opportunities Map – East and West Side

Exhibit D: Resolution

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:

Alternatives

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

EXHIBIT A

Carson City Parks, Recreation & Open Space Department - Open Space Acquisitions						Current as of: April 6, 2022		
Carson City Ownership / Property Name	Acres	APN	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	002-101-73	Aug 2001	donation	--	--	\$ -	
Eagle View Open Space	206.22	007-091-66; 007-293-29	Oct 2018	\$ 251,000	\$ 250,000	Land & Water Conservation Fund	\$ 501,000	\$ 2,429.44
Tahnu Leweh Open Space								
Horsecreek Ranch Fee Title Acquisition	379.50	007-051-80; 007-031-33; 007-051-76	May 2005	\$ 1,300,000	\$ 1,000,000	State of Nevada Question 1	\$ 2,300,000	\$ 6,060.61
Fagen Hwy 50 acquisition	20.00	007-051-81	Jan 2019	\$ 292,465	--	--	\$ 292,465	\$ 14,623
Horsecreek Ranch Conservation Easement	175.33	007-051-82; 007-051-83; 007-051-84	Mar 2009	\$ 503,653	\$ 596,347	State of Nevada Question 1	\$ 1,100,000	\$ 6,273.78
Dasolung Ridge Open Space	40.00	007-051-07	Dec 2006	\$ 100,000	\$ 300,000	State of Nevada Question 1	\$ 400,000	\$ 10,000.00
PH Casey Preserve	77.01	007-092-08	Mar 2008	donation	--	--	\$ -	
Voltaire Canyon Open Space	258.59	009-291-02	Sep 2011			USFS conveyance		
Gumalonga Open Space	320.00	007-091-03; 007-091-78; 007-091-79; 007-091-11	Sep 2011			USFS conveyance		
Joost acquisition	20.25	007-101-55	Nov 2012	\$ 390,000	--	--	\$ 390,000	\$ 19,259.26
Wilson acquisition	111.28	007-601-02; 007-031-04	Jan 2009	\$ 146,480	\$ 439,440	Forest Legacy Program	\$ 585,920	\$ 5,265.28
Lands Bill (USFS Exchange)								
N. Kings Canyon Rd	80.00	007-061-81	Sep 2011			USFS conveyance		
N. Timberline	80.00	007-091-16	Sep 2011			USFS conveyance		
W. Eagle View	40.00	007-091-22	Sep 2011			USFS conveyance		
C-Hill	147.69	007-061-18; 009-014-06	Sep 2011			USFS conveyance		
Potter acquisition	20.83	009-014-05	Oct 2013	\$ 225,000	--	--	\$ 225,000	\$ 10,801.73
=Sub-Total	1,985.32			\$ 2,983,598	\$ 2,585,787	\$ -	\$ 5,569,385	
East of Hwy 395 / Carson Street								
Carson River Canyon Open Space								
Bently acquisition	470.00	010-011-25; 010-011-24	Jan 2012	\$ 876,796	\$ 513,900	Southern Nevada Public Land Management Act	\$ 1,390,696	\$ 2,959
Serpa acquisition	373.57	008-531-39; 008-531-40; 010-011-26; 010-021-55; 010-011-27	Jan 2011	\$ 2,065,775	\$ 1,075,000	State of Nevada Question 1	\$ 3,140,775	\$ 8,407
Morgan Mill Preserve Open Space	32.00	008-541-92; 008-541-73	Jan 2011			State of Nevada Question 1		
Ambrose Carson River Natural Area	233.17	010-021-41; 008-541-03; 010-582-07	May 2015			BLM conveyance		
Vidler Open Space	38.96	010-681-02	Nov 2010	donation	--	--	\$ -	
Old Buzzy's Ranch								
Andersen acquisition	86.00	010-071-25	Aug 2007	\$ 1,750,000	\$ 1,750,000	State of Nevada Question 1	\$ 3,500,000	\$ 40,698
Jarrard acquisition	368.78	010-071-26; 010-071-27; 010-021-47	May 2010	\$ 931,048	\$ 2,793,000	State of Nevada Question 1	\$ 3,724,048	\$ 10,098
Silver Saddle Ranch	632.35	010-121-33; 010-121-08; 010-121-18; 010-007-121; 010-072-06	June 2015			BLM conveyance		
East Silver Saddle Ranch	109.58	010-121-46; 010-121-20	May 2015			BLM conveyance		
Prison Hill Recreation Area	2,656.73	010-034-01; 010-072-03; 010-072-07; 010-072-09; 010-631-15; 010-072-05; 010-052-01; 010-062-32; 010-161-18; 010-121-01; 010-171-01; 010-233-04; 010-243-02; 010-253-02; 010-263-02; 010-053-09; 010-273-02; 010-281-04	May 2015			BLM conveyance		
Golden Eagle Open Space	19.28	010-502-01	Mar 2007	\$ 170,930	\$ 129,070	State of Nevada Question 1	\$ 300,000	\$ 15,560
Mexican Dam Open Space	64.31	010-121-45	Mar 2008	\$ 1,650,000	--	--	\$ 1,650,000	\$ 25,657
Washoe Wetlands	17.62	008-922-11	Aug 2001	donation	--	--	\$ -	
Moffat Open Space	17.80	010-032-35	Nov 2000	\$ 327,600	--	--	\$ 327,600	\$ 18,404
Freeway Multi-Use Path - Arraiz acquisition	0.65	010-041-74	Jan 2015	\$ 25,530	\$ 10,000	Carson City Regional Transportation Commission	\$ 35,530	\$ 54,662
=Sub-Total	5,120.80			\$ 7,797,679	\$ 6,270,970		\$ 14,068,649	
GRAND TOTAL	7,106.12			\$ 10,781,277	\$ 8,856,757		\$ 19,638,034	
Other Interests				54.90%	45.10%			
Goni Canyon - open space protection agreement until Dec 16, 2034	40.00			conditional	--	--	\$ -	

EXHIBIT B

Map Elements

- Parcels
- Open Space Interest
- OPEN SPACE

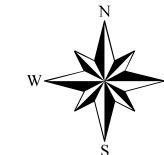


recent
acquisition:
Oct. 5, 2018
- 206 acres

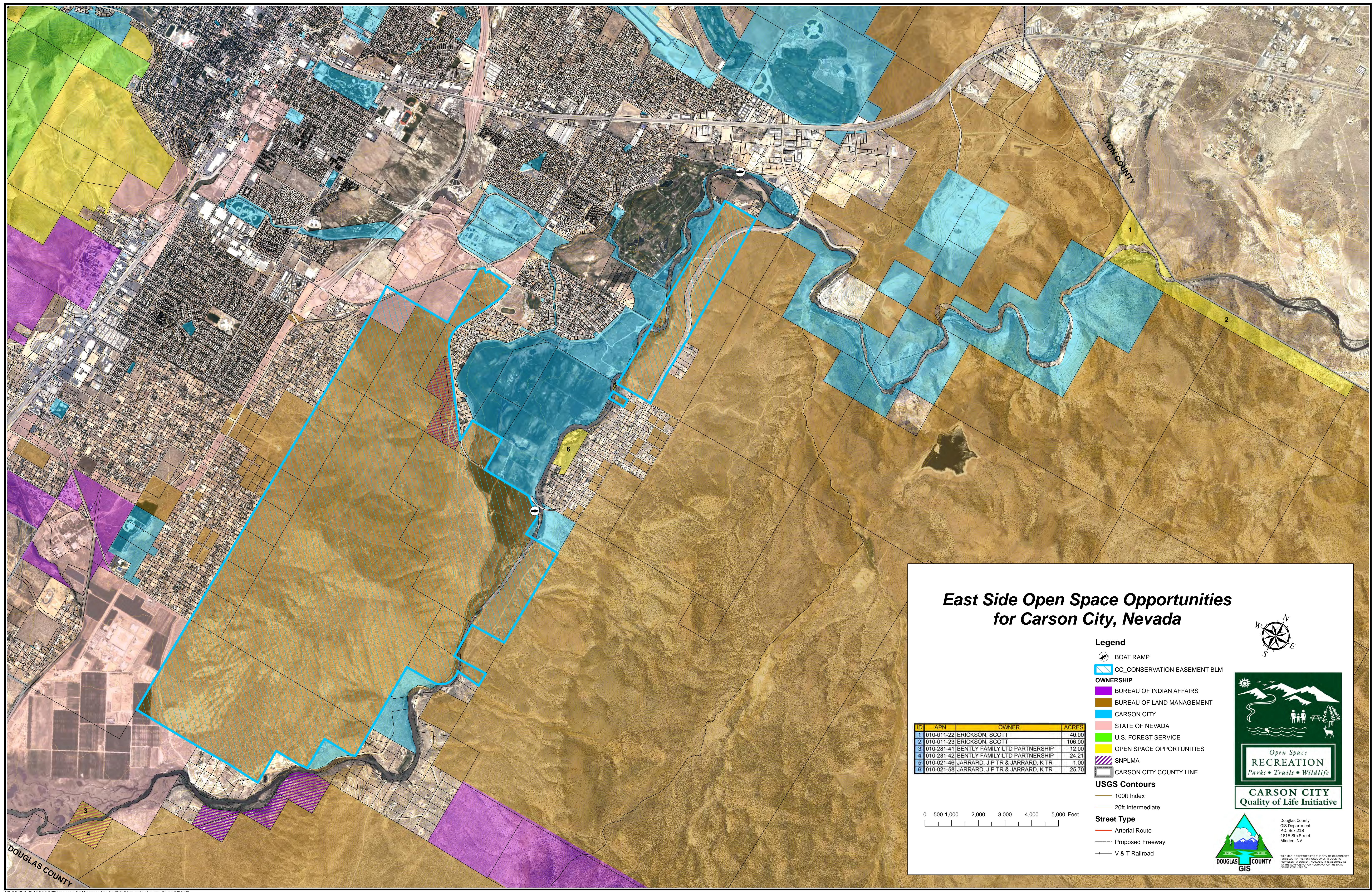
newest
acquisition:
Jan. 31, 2019
- 20 acres

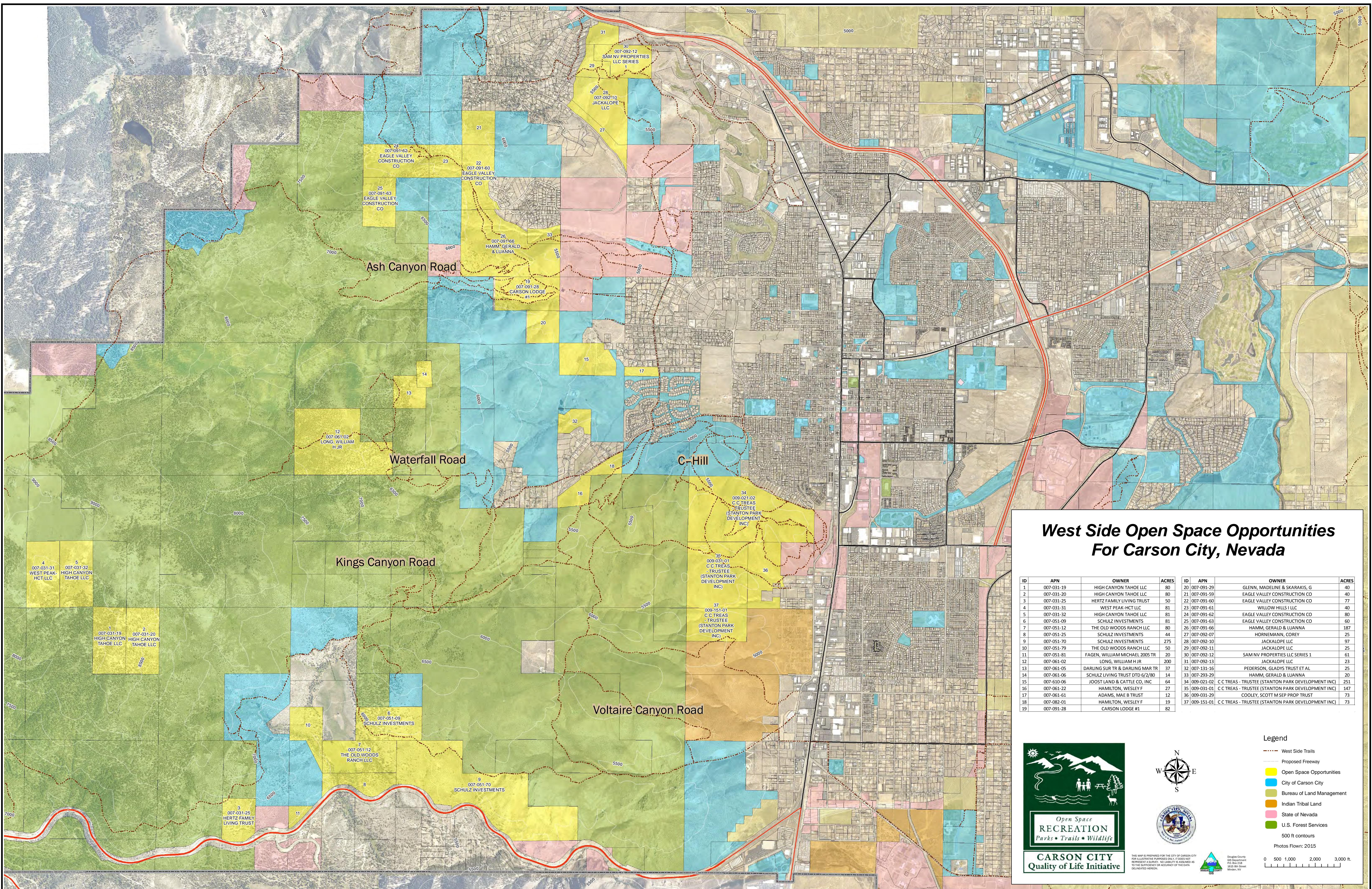
Carson City Open Space as of February 2019

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.





RESOLUTION NO. 2012-R-27

A RESOLUTION OF THE BOARD OF SUPERVISORS DIRECTING STAFF AND THE OPEN SPACE ADVISORY COMMITTEE TO SUSPEND EFFORTS TO ACQUIRE PROPERTY FOR A PERIOD OF TWO YEARS AND TO EMPHASIZE THE ACTIVE MANAGEMENT OF EXISTING PROPERTIES IN THE OPEN SPACE PROGRAM.

WHEREAS, Section 8A of the Carson City Charter provides for the imposition of a sales tax and the use of proceeds for the purchase and management of open space lands; and

WHEREAS, Section 13.06.010 of the Carson City Municipal Code provides that, among other matters, it is the objective of the Open Space Program to promote quality of life for the citizens of Carson City through the preservation and protection of the quality of the natural environment, which has given Carson City much of its character, and for the enjoyment of this and future generations by the judicious use of funding for open space; and

WHEREAS, Chapter 13.06.010 of the Carson City Municipal Code also provides that Carson City encourages residents of this community and other concerned persons or parties to donate certain lands or funds for use in the Open Space Program and that the Board of Supervisors may by resolution accept properties not acquired with Open Space funds into the Open Space Program after a recommendation from the Open Space Advisory Committee; and

WHEREAS, Chapter 13.06.010 of the Carson City Municipal Code also provides that the Open Space Advisory Committee shall provide for the oversight of the administration and expenditure of funds from the Open Space Division of the Quality of Life Special Revenue Fund established by the Carson City Municipal Code, Chapter 21.07 and that the funding for open space, including interest and other income, may be used for the acquisition and management of real property for open spaces acquired through the fund and administrative costs approved by the committee; and

WHEREAS, Section 13.06.060 of the Carson City Municipal Code provides that, among other things, the Committee shall identify and prioritize for the City potential open space acquisitions and make appropriate recommendations and further that the Committee shall also perform other duties as may be specifically assigned to it by the Board of Supervisors; and

WHEREAS, the Board of Supervisors compliments the Open Space Advisory Committee for the appropriateness of the acquisitions performed since the inception of the program that have resulted in making lands available to enhance the quality of life and enjoyment of natural resources for Carson City's residents and visitors alike; and

WHEREAS, the Carson City Board of Supervisors recognizes that the past judicious acquisition of properties in combination with a weak economy have resulted in a limitation in the overall funding available to carry out the functions of the Open Space Program; and

WHEREAS, Section 13.06.100 of the Carson City Municipal Code provides that lands acquired for open space shall be preserved and managed in a natural condition; and

WHEREAS, Section 13.06.140 of the Carson City Municipal Code provides that, among other matters, the maintenance and operation funds for Open Space acquired lands may be made available from the Quality of Life Special Revenue Fund;

NOW THEREFORE, the Board of Supervisors resolves to direct Carson City staff and the Open Space Advisory Committee to suspend efforts to acquire property for a two year period after the adoption of this resolution and to emphasize the active management of existing lands. The Board of Supervisors may consider on a case-by-case basis donation of lands to Carson City for open space and/or any other extraordinary circumstances that merit a deviation from this resolution.

Upon motion by Supervisor Shelly Aldean, seconded by Supervisor Molly Walt, the foregoing Resolution was passed and adopted this 16th day of August, 2012, by the following vote:

AYES: Supervisor Shelly Aldean
 Supervisor Molly Walt
 Supervisor Karen Abowd
 Supervisor John McKenna

NAYS: None

ABSENT: None

ABSTAIN: Mayor Robert Crowell


ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Larry Werner, City Manager
Board of Supervisors

FROM: Juan F. Guzman, Open Space Manager

SUBJECT: Properties of interest to the Open Space Program

DATE: August 3, 2012

On August 16, 2012, the Board of Supervisors will consider the adoption of a resolution providing direction to staff and the Open Space Advisory Committee to suspend considering land acquisitions for a period of two years and concentrate instead on the management of the lands already within the program. Staff wishes to brief the Board as to some properties that have been under consideration by the Open Space Advisory Committee but, for diverse reasons, have not reached the level of review by the Board of Supervisors.

1) Potter Property

The Potter property, consisting of approximately 21 acres, is located at the southwest corner of the intersection of Ormsby Boulevard and Kings Canyon Road and includes APN's 3-151-25 and 9-014-05, approximating 21 acres. The subject property is adjacent to other City ownership and contains trails used by the public at large, as well as the Pioneer Cemetery. Mr. Potter, staff, and the Open Space Advisory Committee have had numerous discussions regarding the potential acquisition of this property through the Open Space Program. As of more recently, the Committee agreed that staff and Mr. Potter will work towards a potential transfer of City property of equal value to Mr. Potter's property instead of an outright purchase of lands. If the Board desires to pursue this property, the next action would be to obtain an appraisal of the Potter property.

2) Lompa Lane Wetlands

The Lompa Lane wetlands property (approximating 31 acres) is located west of Saint Theresa's Catholic Church and is under the ownership of Jim Bawden and Dwight Millard and is to be transferred to Carson City. As part of the development of the Mountain Park and Northridge Subdivisions, a condition of approval called for these lands to be transferred to Carson City as open space. The owners are willing to transfer the land to Carson City, and under discussion with the Open Space Advisory Committee it was agreed that staff will prepare an agreement permitting the use of this land for wetland banking enhancements. Then the economy went bad and the need for this project to proceed has slowed down considerably.

3) Woods Ranch

The Woods Ranch (approximately 137 acres) is under the ownership of the Schulz family and located at Kings Canyon. The Schulz family is interested in pursuing a conservation easement on the portion of their ranch immediately south and adjacent to the Horse Creek Ranch Conservation Easement. Staff and the Schulz family have worked towards finding a grant program that will facilitate the purchase of a conservation easement.

4) The Andersen Ranch at Kings Canyon

Staff met multiple times with the Collard family in order to discuss potential conservation alternatives and open space designations with the subdivision of lands within their ownership. The Collard family owns approximately 128 acres with frontage at Kings Canyon across Ormsby Boulevard, and Mountain Street across from the old hospital. Due to the slow down in the economy, the project has been placed on hold by the Collard family.

5) Long, Darling and Schulz Properties

The Long property (2,000) acres, Darling property (35 acres) and Schulz property (13 acres) are located between Kings and Ash canyons and are accessed through Waterfall Road. After the U.S. Forest Service - Federal Lands Bill transfers, these properties became surrounded by Forest Service ownership. For this reason the emphasis has shifted from Carson City pursuing ownership to that of facilitating acquisition by the U.S. Forest. The Long and Darling properties have received funding approval; however, the funding was directed to other programs and the process of acquisition by the U.S. Forest Service is on hold. The Schulz family received an offer from the U.S. Forest Service for their consideration. These three properties are therefore not being considered for acquisition through the Open Space Program.

6) Benna Marshall Property

The Benna Marshall property (45.5 acres) is located at the top of Ash Canyon. The Board authorized staff to pursue a Legacy Grant with the U.S. Forest Service towards the potential acquisition of this property. The grant efforts were not successful. The property is adjacent to the Wilson open space property and is a gateway into State Parks property. Staff referred the owner's representative, Mr. Tom Marshall, to State Parks. However, State Parks was not able to come up with a potential source of match funding for acquisition. Since that time, staff has discussed this property with the Forest Service for the potential acquisition, and the owner is looking into that possibility with the assistance of the Nevada Land Conservancy.

The following properties have been the subject of preliminary conversation between property owners and their representatives, and City staff but have not been the subject of consideration by the Open Space Advisory Committee or the Board of Supervisors.

7) Erickson Property

The Erickson ownership is located between the Lyon county line and the former Bently property. This acquisition will facilitate legal access from Lyon County into the Bently property, particularly motorized access. One of the concerns was that the property came

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Open Space Program
August 3, 2012

onto the market a couple years ago but the owner was interested in selling his entire ownership in Lyon County as well as Carson City. This project may be of interest to the Bureau of Land Management.

- 8) Ham Property
The Ham property, consisting of 186 acres, is located between Timberline and the State of Nevada ownership. This property encompasses Vicee Canyon. The site is used by recreationists consistently. The creek as a resource is important to several of the functions performed by Carson City for our residents including watershed protection, habitat conservation, and maintenance of the aquifer. The Hams contacted staff through the Nevada Land Conservancy. Staff met with a broker representing the owner and conveyed that at the present time there were no funds available within the program to consider the advancement of this acquisition.
- 9) The Lompa property is located between the Carson City Freeway and Saliman Road. Various members of the family have discussed the possibility and have approached staff for a potential acquisition of a portion of the land. Areas of this property may have development potential.

It is important for the Board of Supervisors to have as complete a picture as possible of the efforts of the Open Space Program and potential future acquisitions. This memorandum is intended to provide that information.

20 (B)

**City of Carson City
Agenda Report**

Date Submitted: August 7, 2012

Agenda Date Requested: August 16, 2012
Time Requested: 20 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department - Open Space Division

Subject Title: For possible action to adopt a resolution directing staff and the Open Space Advisory Committee to suspend efforts to acquire property for a period of two years and to emphasize the active management of existing properties in the Open Space Program. (Juan F. Guzman)

Staff Summary: Through this resolution the Board of Supervisors provides direction for the Open Space Program to reduce efforts devoted to the acquisition of properties and concentrate efforts toward activities related to the management of lands that are under present ownership.

Type of Action Requested: (check one)

Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to adopt a resolution directing staff and the Open Space Advisory Committee to suspend efforts to acquire property for a period of two years and to emphasize the active management of existing properties in the Open Space Program.

Explanation for Recommended Board Action: The Board of Supervisors wishes to publicly express and provide direction to the Open Space Advisory Committee and staff for the program direction to be directed towards the management of lands and to limit acquisitions for a period of two years. See attached memorandum regarding the properties that have been considered as opportunities in the past by the Open Space Program.

Applicable Statute, Code, Policy, Rule or Regulation:

Carson City Municipal Code - Chapter 8

Carson City Municipal Code - Chapter 13.06

Fiscal Impact: The Acquisition budget line item will be reduced. The budget line items that relate to maintenance and management will be increased.

Explanation of Impact: The budget process will reflect an increase in the management related accounts and a decrease in the acquisition account.

Funding Source: Open Space accounts

Alternatives:

- 1) Instruct staff to change the resolution
- 2) Not to adopt the resolution

Supporting Material:

Draft resolution

Memorandum from Open Space Manager dated August 16, 2012

Prepared By:

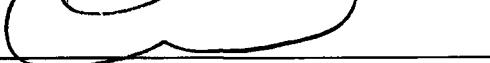

Juan F. Guzman, Open Space Manager

Date: 8/21/12

Reviewed By:


Roger Moellendorf, Parks & Recreation Director

Date: 8/7/12


Lawrence A. Werner, City Manager

Date: 8/7/12


District Attorney's Office

Date: 8/7/12


Nancy Paulson
Finance Department

Date: 8/7/12

Board Action Taken:

Motion: 2012 R-27

1: SA


Aye/Nay

2: MW


Aye/Nay (JM)


(Vote Recorded By)