

**City of Carson City  
Agenda Report**

**Date Submitted:** April 26, 2011

**Agenda Date Requested:** May 5, 2011

**Time Requested:** 15 Minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department - Open Space Division

**Subject Title:** Action to accept the recommendation of the Open Space Advisory Committee to approve the Open Space Division Work Program outline calling for the administration of the Open Space portions of the Quality of Life fund for acquisition, restoration of natural resources, development, and management of open space and related properties for calendar year 2011. (Juan F. Guzman)

**Staff Summary:** Based on the provisions of Carson City Municipal Code 13.06, and in anticipation of the budget process, the attached reports contain information regarding the land transactions in progress, as well as non-acquisition projects. The work program will be used to develop the budget.

**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 accept the recommendation of the Open Space Advisory Committee to approve the Open Space Division Work Program outline calling for the administration of the Open Space portions of the Quality of Life fund for acquisition, restoration of natural resources, development, and management of open space and related properties for calendar year 2011.

**Explanation for Recommended Board Action:** Staff uses this opportunity to discuss with the Board of Supervisors the Open Space Advisory Committee's projects and activities that are being given priority in 2011.

**Applicable Statue, Code, Policy, Rule or Regulation:** C.C.M.C. 13.06

**Fiscal Impact:** Project dependent.

**Explanation of Impact:** The activities to be carried out will be based on the adopted and future Open Space Advisory Committee budget as approved by the Board of Supervisors.

**Funding Source:** The main funding sources are:

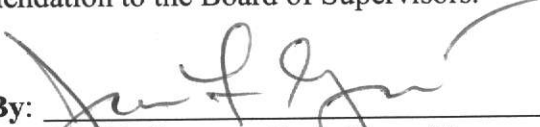
- Question-18 Quality of Life Initiative
- Natural Resources Conservation Service grants
- State of Nevada Question-1 conservation program grants
- Southern Nevada Public Land Management Act
- The U.S. Forest Service Legacy grant, administered by the Nevada Division of Forestry

**Alternatives:**

- Not to adopt a work program outline
- Instruct staff to amend the work program outline

**Supporting Material:**

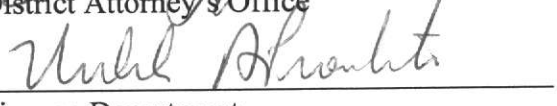
- April 15, 2011, staff report to Open Space Advisory Committee regarding review and recommendation to the Board of Supervisors.

Prepared By:  Date: 4/29/11  
Juan F. Guzman, Open Space Manager

Reviewed By:  Date: 4/26/11  
Roger Moellendorf, Parks & Recreation Director

 Date: 4/26/11  
Lawrence A. Werner, City Manager

 Date: 4/26/11  
District Attorney's Office

 Date: 4/26/11  
Finance Department

**Board Action Taken:**

Motion: \_\_\_\_\_ 1: \_\_\_\_\_ Aye/Nay  
2: \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**OPEN SPACE ADVISORY COMMITTEE  
STAFF REPORT**

**MEETING DATE:** April 18, 2011

**AGENDA ITEM NUMBER:** 3F

**STAFF:** Juan F. Guzman  Ann Bollinger

**REQUEST:** Action to recommend to the Board of Supervisors a work program for 2011.

**GENERAL DISCUSSION:**

The information below 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 provision of Chapter 13.06 of the Carson City Municipal Code. The information is organized into four main categories: 1) Land transactions in progress, 2) Management activities, 3) Planning activities, and 4) Capital improvement projects. This work program outline will be used by staff as a precursor for the preparation of the budget and to provide an opportunity for the committee and Board of Supervisors to discuss and request information on the wide range of projects we may work on in the future.

The Open Space Program has reached the point where emphasis has switched from land acquisition to land management.

The last page of this report summarizes the properties acquired through the Question-18 Open Space Program and in City ownership and, in the case of Horsecreek, a partial interest through a conservation easement.

**1. LAND TRANSACTIONS IN PROGRESS**

Long, Darling, and Schulz	SNPLMA waiting for funding for purchase by the U.S. Forest Service for Long and Darling. Schulz is funded and the USFS anticipates commencing purchase by June 2011.
Joost property	Transaction to be completed by Public Works, purchase of approximately 40 acres.
Potter property	OSAC recommended a transfer of lands with City properties.
Schulz conservation easement (Woods Ranch)	NRCS grant funding not approved - awaiting other opportunities for funding.
Collard conservation easement (Kings Canyon)	On hold by proponents due to depressed economy.
Bently property	SNPLMA funding approved for purchase by Carson City. Transaction negotiated in principle as a joint venture with the V&T and escrow opened.
Donation of property on Lompa Lane in relation to wetlands under the present ownership of Dwight Millard and Jim Bawden	31 Acres - Staff to develop agreements to facilitate transaction. The work for this transaction has been delayed due to other more urgent priorities.

Lands Bills - Transfers	A. US Forest Service transfer - due diligence work almost completed. Deeds of correction at the Board of Supervisors meeting on 4-21-11. B. BLM work for Silver Saddle Ranch: Management plan (in progress), conservation easement (completed), and NEPA by BLM (in progress).
Benna-Marshall 45.5 acres at Carson Range / Ash Canyon	The Legacy grant project may be funded in 2013.
V&T Trail right-of-way, north of Combs Canyon Road	Obtaining easements through consultants.

## 2. MANAGEMENT ACTIVITIES

Volunteer opportunities / activities	Programmatic - our two volunteers are ready to start the 2011 tour. Working with Friends of Silver Saddle Ranch and Muscle-Powered.
Fuels reduction projects	Programmatic - NDF to initiate when road access is clear of snow. Wilson property treatments are subject to the resolution of the State budget.
Management of Waterfall Fire and Utility lands (NRCS grants)	Programmatic - Phase III being managed by Public Works.
Silver Saddle Ranch Charrette Process implementation	FOSSR and the Sierra Business Council produced marketing materials aimed at increasing the capacity of the FOSSR.
Continue forest rehabilitation efforts	Programmatic - based on opportunities
Noxious weed control activities	We continue to collaborate with the Carson Weed Coalition towards necessary treatments.
Jarrard Ranch home demolition and cleanup, and signage at the former Serpa property at the Carson River Canyon.	Management assessment and required implementation of transition of immediate management needs in progress.
Ash Canyon Road	Annual maintenance as required.

## 3. PLANNING ACTIVITIES

Annual reports to the Board of Supervisors	To be completed around April 2011 upon OSAC review.
Federal agency plans and project reviews / AT&T cell tower at Lone Mountain	Programmatic
Westside bike path (Jeff Potter & Muscle-Powered initiative) (Also see a construction component under Capital Improvements)	Historic review completed - also substantial progress with USFS partial construction in City lands anticipated this summer.

Update of the Open Space Opportunities Maps for River and Carson Range	To be completed by June 2011.
Multi-purpose freeway crossing at Valley View Drive.	\$50,000 under contract to Lumos and Associates for pre-engineering.
Research grants opportunities for non-motorized crossings at Eagle Creek, Silver Saddle Ranch, and Vidler/Jarrard property.	Programmatic
Continue to assess the critical management needs for the Serpa property and Bently once purchased.	To be accomplished in 90 days.
Waterfall Fire - 5 Years After report	Originally proposed to be completed by June 2010 - postponed due to higher priorities.
Management Plan request for conservation easement with BLM. The conservation easement includes Prison Hill, Silver Saddle Ranch, and Ambrose Natural Area.	Plan to include conservation easement lands as required and adjacent to open space lands to be completed in one year.

#### 4. CAPITAL IMPROVEMENT PROJECTS

Fulstone/Lompa wetlands and trail enhancements	\$250,000 estimated cost (Approx \$200,000 in grants). Project in last phase landscaping and revegetation.
NRCS Grant - Flood and debris mitigation project at Quill Ranch / Long Ranch	Phase III NRCS grant \$360,000 under design
Mexican Ditch Trail Extension (Moffat property)	Through the efforts of RTC/Safe Route to Schools grants - project delayed due to grant problems.
Kings to Ash Canyon multi-purpose trail by Muscle-Powered	NEPA work under the U.S. Forest Service direction and with Muscle-Powered and staff collaboration. There may be an opportunity to construct segments within City lands.
Waterfall Trail	90% of new trail completed through Eagle Scout project by Dion Copoulos. We will finish this project with volunteers and crews.

Programmatic means that the substantial majority of the cost is absorbed by staff's daily routine work and existing budget line items.

**RECOMMENDED ACTION:** Move to recommend to the Board of Supervisors for staff to continue work as presented.

**Carson City Parks and Recreation Department - Open Space acquisition**

Carson City Ownership / Property Name	Acres	Date Acquired	Carson City Question 18	Grants	Purchase Price
<b>West of Hwy 395 / Carson Street</b>					
Horsecreek	374.91	May 2005	\$ 1,300,000	\$ 1,000,000	\$ 2,300,000
Horsecreek conservation easement	175.33	Mar 2009	\$ 503,653	\$ 596,347	\$ 1,100,000
Hutchinson	40.00	Dec 2006	\$ 100,000	\$ 300,000	\$ 400,000
PH Casey Preserve	77.01	March/April 2008	donation	--	\$ -
Wilson	111.28	Jan 2009	\$ 146,480	\$ 439,440	\$ 585,920
<b>East of Hwy 395 / Carson Street</b>					
Andersen	86.00	Jul 2007	\$ 1,750,000	\$ 1,750,000	\$ 3,500,000
Desormier	19.28	Feb 2007	\$ 170,930	\$ 129,070	\$ 300,000
Fulstone wetlands	8.62	Aug 2001	donation	--	\$ -
Goni Canyon - 50 year open space protection	40.00		donation	--	\$ -
Jarrard	368.78	May 28, 2010	\$ 931,048	\$ 2,793,000	\$ 3,724,048
Lompa wetlands	17.62	Aug 2001	donation	--	\$ -
Mexican Dam LLC	64.31	March/April 2008	\$ 1,650,000	--	\$ 1,650,000
Moffat	17.80	Nov 2000	donation	--	\$ -
Serpa	418.77	Jan 21, 2011	\$ 2,065,775	\$ 1,075,000	\$ 3,140,775
Vidler / Hells Bells property	39.02	Nov 4, 2010	donation	--	\$ -
<b>Total</b>	<b>1858.73</b>		<b>\$ 6,552,111</b>	<b>\$ 7,007,857</b>	<b>\$ 13,559,968</b>