

**OPEN SPACE ADVISORY COMMITTEE  
STAFF REPORT**

**MEETING DATE:** February 22, 2016

**AGENDA ITEM NUMBER:** 3D

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **For Possible Action:** To recommend 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.

**GENERAL DISCUSSION:**

On 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 is the subject of this staff report – the Old Woods Ranch LLC. This particular acquisition would be conservation easement rather a fee-title purchase.

There are two parcels under consideration - APNs 007-051-12 (80 acres) and 007-051-79 (50.17 acres). The parcels are located on the west side of Carson City between U.S. Highway 50 on the south and Kings Canyon Road on the north. The elevations range from approximately 5,700' to 6,500'. The parcels are adjacent to the Horsecreek Ranch Conservation Easement, and one parcel includes the southern part of the irrigated pasture. The same parcel is also adjacent to an open space property. To the east, there is a parcel owned by Schulz Investments (some of the same family members). It's possible that 100+ acres may be added to this transaction at a later date.

The Old Woods Ranch parcels were evaluated in 2007-2008 and an application was submitted to the FY 2010 Farm and Ranch Lands Protection Program (FRPP) through the Natural Resources Conservation Service (NRCS) for the acquisition of a conservation easement on 130 acres. The NRCS grant funding was not approved. The owners are not interested in a sale but would be interested in pursuing a conservation easement.

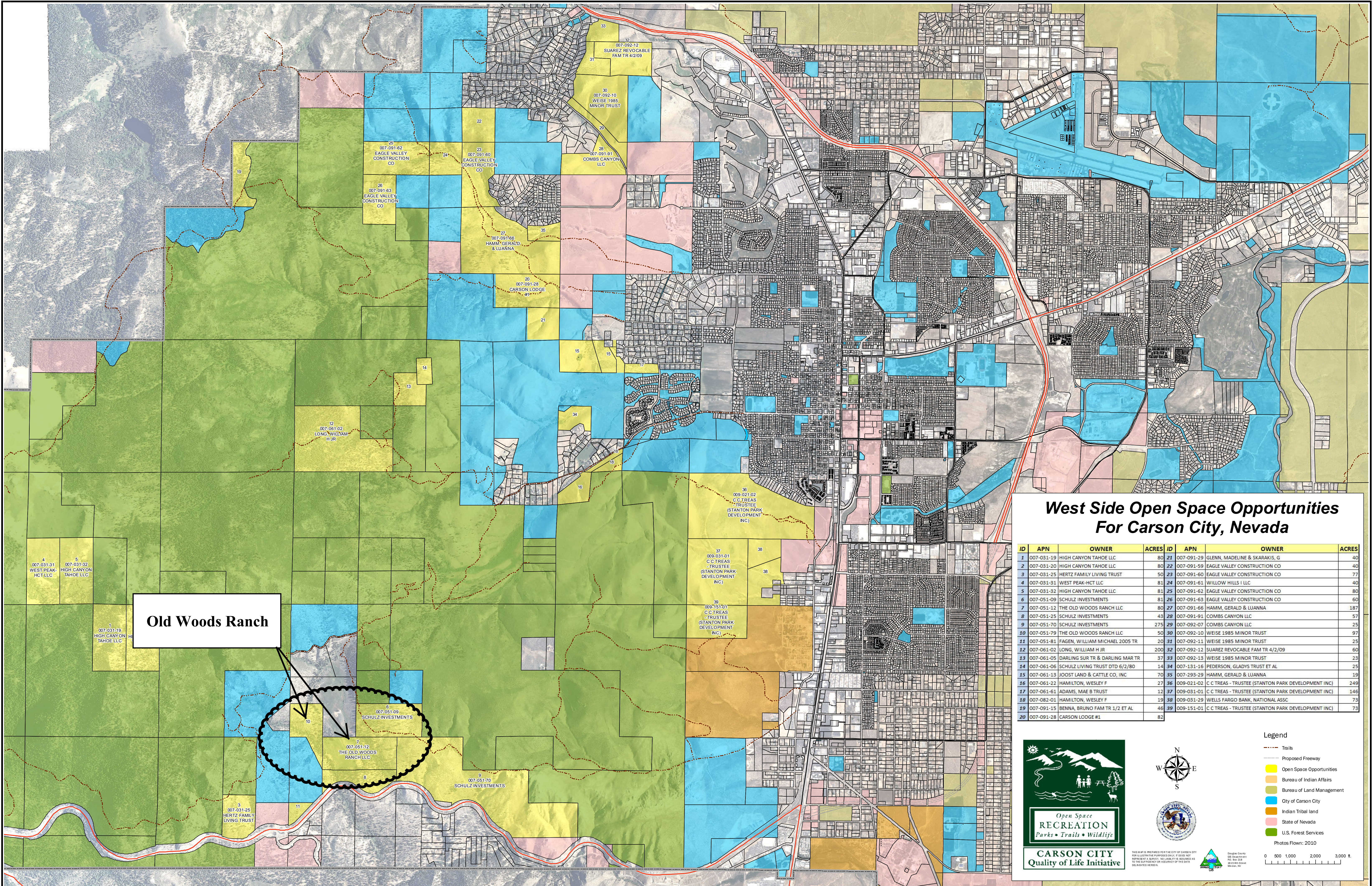
Since the last discussion with the Committee, the Nevada Division of Forestry (NDF) coordinated a meeting with various agencies, organizations, and the family to discuss the various options. Both NDF and the NRCS state the conservation easement is an eligible transaction for their programs and strongly support the purchase.

NDF administers the Forest Legacy Program (FLP), whose mission "protects 'working forests' those that protect water quality, provide habitat, forest products, opportunities for recreation and other public benefits." As stated above, NRCS administers the FRPP in addition to other programs. In 2014, the FRPP was replaced with the Agricultural Conservation Easement Program (ACEP). The ACEP helps "conserve agricultural lands and wetlands and their related benefits." While both agencies and programs would be suitable, the match requirement for NDF is just 25% compared the NRCS at 50%.

In preparation for an application to NDF, as well as general assistance and guidance to manage the forest, the family has begun a Forest Stewardship Plan. Additionally, they have met with various City departments to learn and understand the opportunities and limitations to uses on their property.

At this time, staff is just seeking an action from the Committee to continue working on the project with anticipation of submitting an application to the FLP in late summer/early fall of 2016. At a future meeting of the Committee, the budget will be reviewed. The current balance in the land acquisition account is \$537,942; however, the Committee is also reviewing purchase of another un-related property. Only for background information, the Horsecreek Ranch conservation easement on 175 acres cost \$1,100,000, or \$6,274 per acre. The value of a conservation easement on the Old Woods Ranch will be determined through an appraisal.

**RECOMMENDED ACTION:** I move to recommend 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.



**Old Woods Ranch**

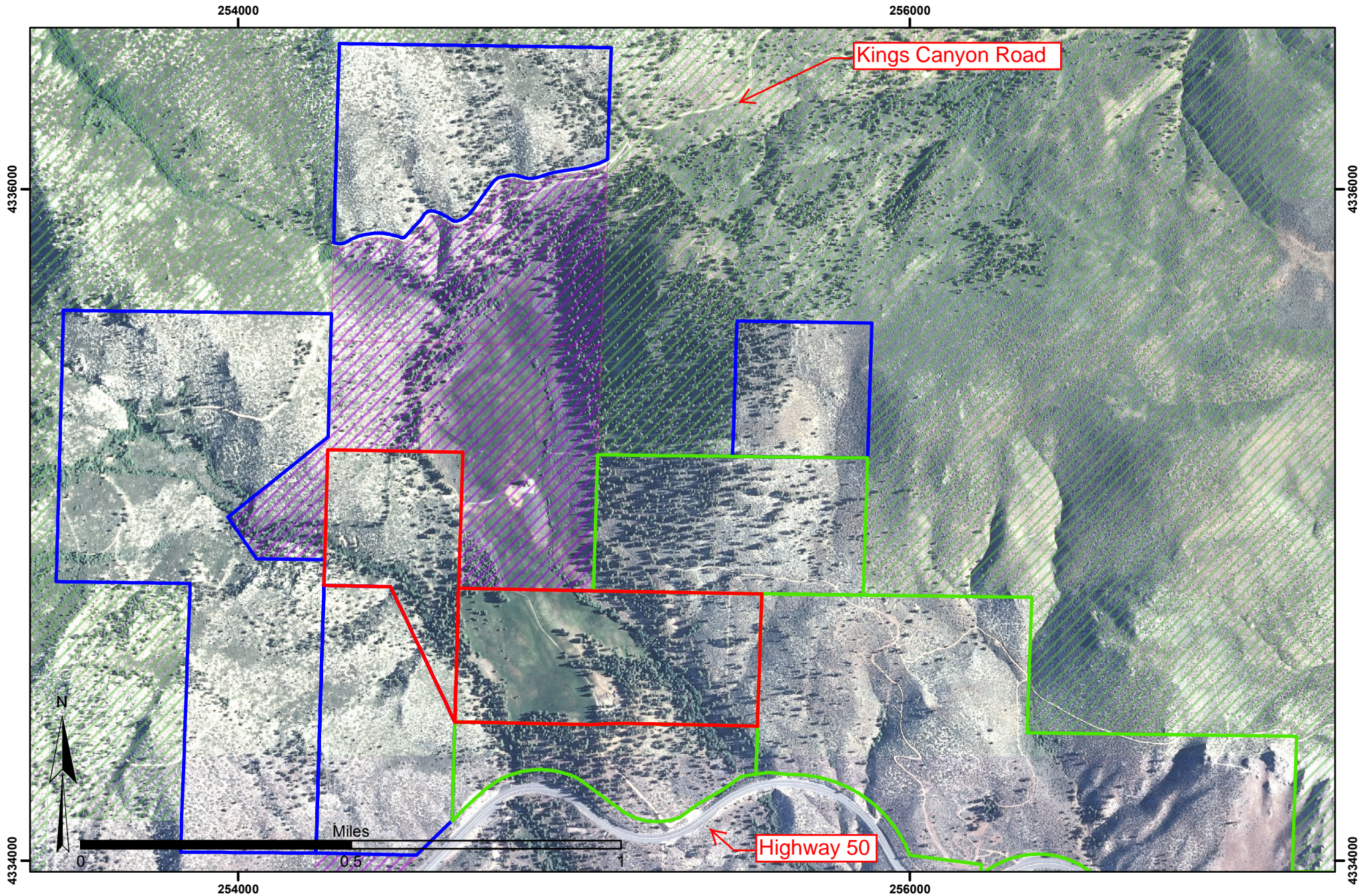
### West Side Open Space Opportunities For Carson City, Nevada

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



Prepared By:



- ▭ Old Woods Ranch LLC
- ▭ Schulz Investments LLC
- ▭ Carson City
- ▭ Fagen Property
- ▨ USFS

GRID: NAD 1983 UTM ZONE 11N

Scale:

1:15,000

*If the line below does not measure one inch in length, then the scale of this drawing has been altered.*



Design	AMH	07/30/15
Drawn	AMH	07/30/15
Edited	ABC	DD/MM/YY
Reviewed	ABC	DD/MM/YY
Approved	ABC	DD/MM/YY

Title:

Old Woods Ranch & Schulz Family  
 & Carson City  
 Forest Stewardship  
 Carson City, NV

Figure Description:

Property Boundaries

Figure Number:

FIGURE 1

Revision

**A**

File Name:

FIG1\_mxd

Path:





