



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 4, 2018

Staff Contact: Ann Bollinger, Open Space Administrator

Agenda Title: For Possible Action: To authorize the Parks, Recreation & Open Space Department to submit grant applications to the Forest Legacy Program and other programs for fee-title acquisition of 100 acres (APNs 007-031-23, 007-031-35 and 007-051-85) in the upper Clear Creek area along Highway 50 and Golf Club Drive for open space and passive recreation purposes and to authorize the Mayor to sign a letter of support. (Ann Bollinger, abollinger@carson.org)

Staff Summary: On February 26, 2018, the Open Space Advisory Committee recommended that the Board of Supervisors approve submittal of grant applications to the Forest Legacy Program and other programs for fee-title acquisition of 100 acres owned by the State of Nevada. If approved and depending on the appraisal, there will be an expenditure of up to 30% of the cost from the Quality of Life – Open Space budget. The current asking price for the two parcels is \$1.4 million to \$1.6 million.

Agenda Action: Formal Action/Motion

Time Requested: 15 minutes

Proposed Motion

I move to authorize the Parks, Recreation & Open Space Department to submit grant applications for fee-title acquisition of 100 acres as described on the record and to authorize the Mayor to sign a letter in support.

Board's Strategic Goal

Quality of Life

Previous Action

September 6, 2018 – The Board of Supervisors approved the Open Space Work Plan for Fiscal Year 18-19.

December 4, 2014 – The Board of Supervisors denied a master plan amendment to change the land use designation of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-031-34 and -35, and 007-051-85 and -86, from public / quasi-public to rural residential.

December 4, 2014 – The Board of Supervisors, due to the above motion, did not entertain discussion or take action on an ordinance to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86 from Conservation Reserve (CR) to Single Family 5 Acre (SF5A).

Background/Issues & Analysis

Historically, some people may remember these properties as the old Clear Creek Camp. These properties were not previously identified in the Open Space Plan (the Plan) or on an Open Space Opportunities map. There may have been an assumption that there was some level of protection by the State of Nevada because of language in the Plan, as the lands were held in public ownership. The Plan states in part, "EXISTING PROTECTION OF OPEN

SPACE – State Lands: forested lands owned by the state are relatively immune to traditional development. The State does have this property protected to insure the integrity of the Carson City watershed....”

In 2015, the Nevada Legislature passed Assembly Bill 15 which directed the Nevada Division of State Lands (NDSL) to sell the properties and dedicate the proceeds to the historic restoration of the Stewart Indian School in Carson City. While the Nevada Senate Committee on Government Affairs unanimously approved the bill, several members also wanted to preserve the “beautiful area” as open space. The Committee voted to send a letter stating this intent to the NDSL and forwarded a copy to each supervisor on the Carson City Board of Supervisors.

While conducting due diligence and pursuing options to protect the property, staff met with The Nature Conservancy (who was previously interested but currently doesn't have sufficient funding) and the U.S. Forest Service (who doesn't wish to own the parcel once again). At this time, it appears that Carson City is the only available and potentially interested entity to acquire the property.

As outlined in the Plan, these properties are considered high priority for protection due to the hillside protection, watershed, and watershed. The Eagle Valley Trails Committee (EVTC) "Community Trail Inventory, Review, Evaluation and User Needs Assessment Report (2017)" identified these properties as high priority as they provide critical connections to the city's regional trail system and connect with other existing trails to Douglas County and the Tahoe Rim Trail (a new trail segment was just completed in 2018). The EVTC Report provided the necessary background information and recommendations for the recent updates to the Unified Pathways Master Plan (UPMP) regarding single-track trails. EVTC and the City have identified this as an important location for a trailhead as well.

There have been several discussions with Mr. Charlie Donohue, Administrator for the NDSL, regarding the acquisition options. Mr. Donohue stated that he wasn't willing to divide a parcel and just sell part of it to accommodate the trailhead and trail – with the primary concern that this recreational use would decrease the value of the remaining land. However, he offered a smaller parking area for 4-6 cars in the NDOT right-of-way, which the City was unwilling to accept due to the location, public safety concerns, and anticipated level of use. Additionally, Mr. Donohue stated his willingness and preference to sell the entire property to Carson City. One of the remaining challenges relates to the land value. The current zoning is Conservation Reserve which allows one dwelling unit per 20 acres. Mr. Donohue wishes to rezone to 5-acre lots, which the Board of Supervisors denied in 2014.

Currently, Mr. Donohue anticipates a fair market value ranging \$1.4 million to \$1.6 million. According to the Carson City Assessor's Office website, the 2018-2019 Taxable Valuation is estimated to be \$1+ million. Like other acquisitions, should the Board approve this item, a qualified appraiser will need to be appointed by the board. If funding is received from the Forest Legacy Program or other federal program, the appraisal must follow the guidance set forth in the “Yellow Book” (Uniform Appraisal Standards for Federal Land Acquisitions).

Various grant programs were reviewed, and it was determined that the Forest Legacy Program (FLP) was the best fit. The FLP requires a minimum match of 25% in cash or in-kind. Assuming an acquisition cost of \$1.6 million, the minimum required match would be \$400,000. Considering the competitive nature of the grant program at the national level, staff recommends a funding commitment of 30%, or \$480,000. Mr. Donohue has offered a grant award of \$50,000 to Carson City from the State of Nevada Conservation and Resource Protection Grant Program (Question 1) which could be applied to the required match. With the grant award from NDSL, Carson City's financial commitment would be \$430,000. If acquired, the Nevada Division of Forestry has committed to assisting Carson City with land management for the forest resources.

The FLP requires a deed restriction on the property, basically stating the same intents as described above (protection of open space, natural resources, and recreational values). The program details and example language for the deed restriction can be found online at:

https://www.fs.fed.us/sites/default/files/fs_media/fs_document/15541-forest-service-legacy-program-508.pdf

In addition, there is wide-spread support of this acquisition, especially with the regional benefit of a trailhead and trail connectivity. It is anticipated that the following organizations and agencies will submit support letters: Carson City Culture and Tourism Authority, Carson Water Subconservancy District, Douglas County, Nevada Department of Wildlife, U.S. Forest Service – Humboldt-Toiyabe National Forest, Washoe Tribe of Nevada and California, Nevada Land Trust, The Nature Conservancy, Muscle Powered: Citizens for a Walkable and Bikeable Carson City, Carson Valley Trails Association, Tahoe Area Mountain Biking Association, and Tahoe Rim Trail Association.

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; NRS 354.598005(3); NRS Chapter 244; Carson City Charter, Art. 2.

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 funding match 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 three parcels is \$1.4 million to \$1.6 million. There is currently adequate funds available to meet the match requirement.

The long-term fiscal impacts are primarily related to recreation and land management. Trailhead facilities are desired and it is anticipated that Carson City will submit future grant applications for construction. Trailhead maintenance will be absorbed in the Quality of Life – Open Space maintenance/management account. Trail construction and maintenance will be coordinated with Muscle Powered and possibly with the Carson Valley Trails Association. 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 suppression services.

Attachments:

1. Draft support letter from Carson City
2. Copy of the powerpoint presentation for the Board of Supervisors
3. Open Space Opportunities Map
4. Aerial Map
5. Street Map
6. Trail Map
7. Open Space Evaluation Form
8. Photos
9. Parcel Assessment from Resource Concepts, Inc.
10. Support letter to Carson City from the Nevada Division of Forestry

11. Letter to NDSL and Carson City from the Nevada Senate Committee on Government Affairs

Alternatives

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

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

(Date)

Nevada Division of Forestry
Attn: Ms. Kacey KC
2478 Fairview Drive
Carson City, NV 89701

Subject: Support Letter for Carson City's grant application to the Forest Legacy Program

Dear Ms. KC,

The Carson City Board of Supervisors would like to express our support for Carson City's grant application to the Forest Legacy Program for fee-title purchase of the 100-acre Clear Creek property.

Through our Parks, Recreation and Open Space Department, we support the protection of open space, forest resources, wildlife habitat, scenic viewshed, and the Clear Creek watershed. Additionally, the fee-title acquisition will help Carson City enhance recreational access to adjacent public lands (local and federal lands) where sufficient parking and trailhead facilities are needed. This seemingly small acquisition will provide amazing regional benefits.

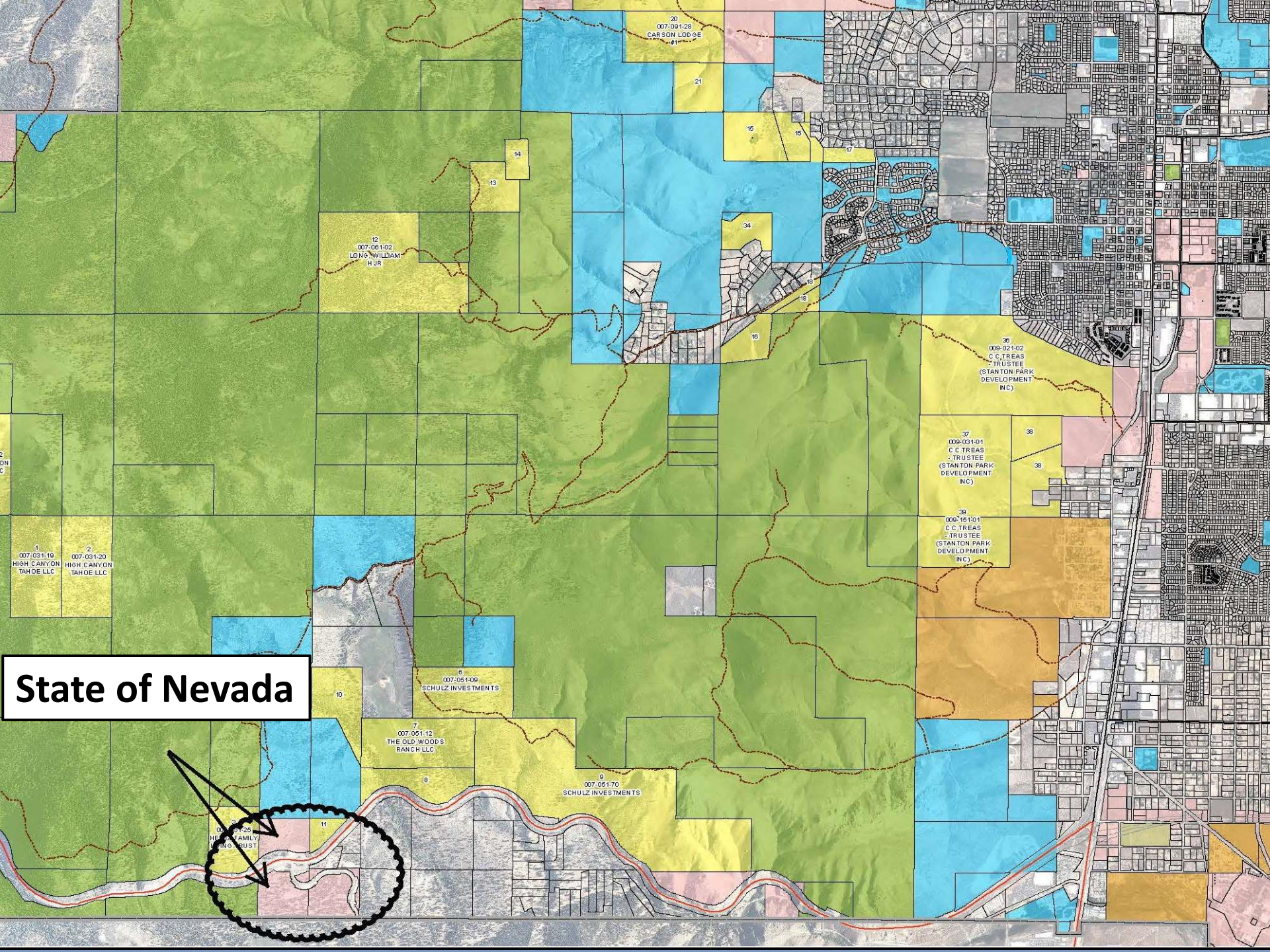
The proposed acquisition and trail improvements are identified in the Carson City Open Space Plan and Unified Pathways Master Plan (UPMP). In 2018, the UPMP was updated to include single-track trail opportunities and the Clear Creek property was identified as a high priority project. Also in 2018, the U.S. Forest Service just completed a new trail segment linking the Clear Creek Trail (in Douglas County) to the Tahoe Rim Trail. With this acquisition, Carson City would be able to provide trailhead amenities as well as trail connectivity to our neighbors. We are excited about our expanding trail network and opportunities for residents and visitors alike.

We encourage your favorable consideration towards this application.

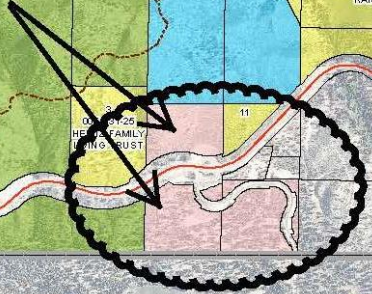
Respectfully,

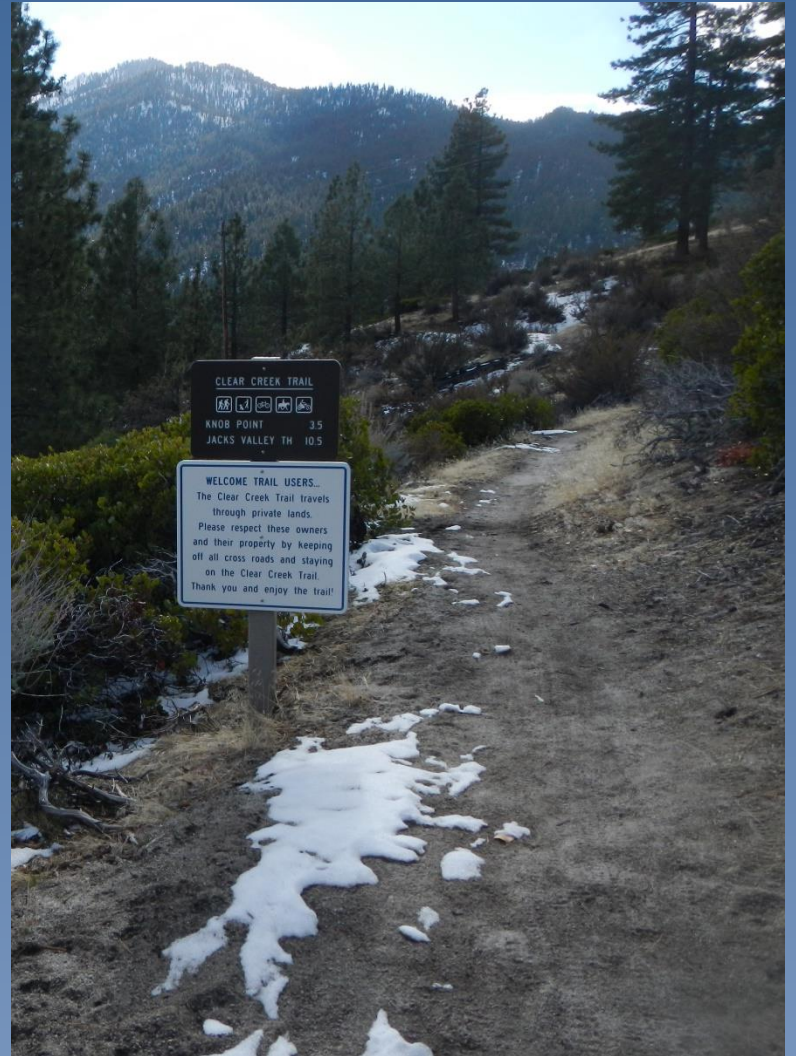
Robert L. Crowell
Mayor

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State of Nevada





Open Space Plan and Evaluation

Characteristics

- ❑ High value habitat and migration corridor for wildlife
- ❑ Healthy native vegetation
- ❑ Ridge with long views
- ❑ Visible from major roads
- ❑ Size – 100 acres
- ❑ Accessible to the public
- ❑ Historic / Cultural (general area)
- ❑ High-infiltration soils within a watershed protection area

Open Space Plan and Evaluation

Prioritizing Factors

- ❑ Uniqueness of habitat type
- ❑ Likely significant participation from non-city funding source(s)
- ❑ Urgency (Development is imminent; private negotiation)
- ❑ Open Space priority area (hillside)
- ❑ Not designated on the current Open Space Plan (previously assumed protected)
- ❑ Connects to other Open Space parcels
- ❑ City-wide citizen support (regional support)

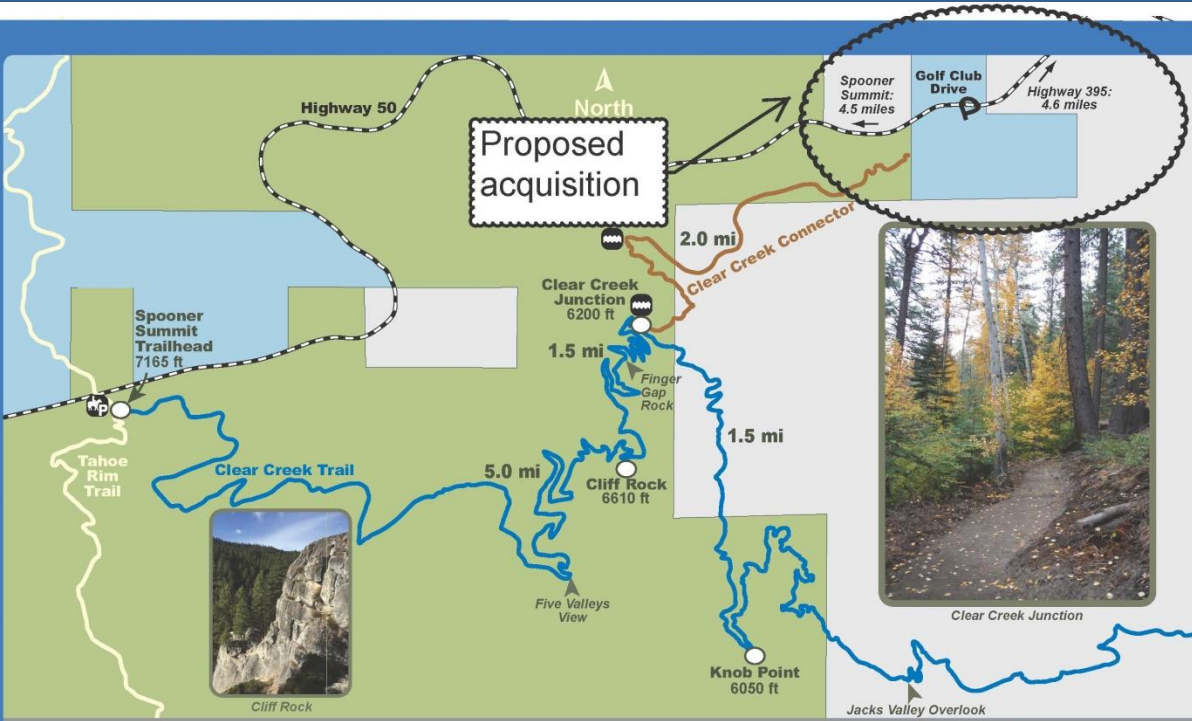
Carson City Master Plan

- ❑ One parcel – 40 acres (north side of Hwy 50)
 - ❑ Conservation Reserve
 - ❑ Hillside Development / Skyline Restriction Area
- ❑ Two parcels
 - ❑ Conservation Reserve

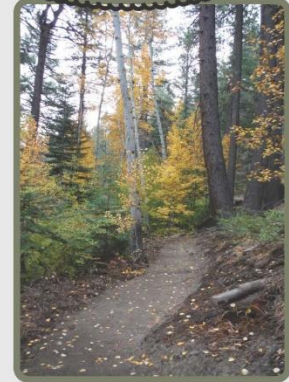
Unified Pathways Master Plan

- ❑ Existing off-street / unpaved / double-track trail to Lake Tahoe and single-track trail to Douglas County
- ❑ Proposed off-street / unpaved / single-track trail to the north
- ❑ Proposed trailhead facility





Clear Creek Trail



Clear Creek Junction



The Saddle

- TRAIL USE**
- Hiking
 - Bicycles
 - Equestrians
 - Dogs Controlled
 - No Campfires
 - No Motor Vehicles

- LAND OWNERSHIP**
- Private
 - State of Nevada
 - U.S. Forest Service



- LEGEND**
- Auto Parking
 - Auto/Equestrian Parking
 - Distance Interval
 - Year-Round Water

TRAIL USERS:

The Clear Creek Trail and Clear Creek Connector travel through private land!

Please respect the generosity of those land owners who have provided public access by keeping off cross roads and staying on the designated trail at all times.

Enjoy the Clear Creek Trail System!

Clear Creek Trail Options

Approximate conditions

Trail Section	Length	Typical Grade	Total Elevation Gain	Total Elevation Loss	Typical Width	Surface Type
Jacks Valley TH to Knob Point	7.0 mi	5%	1350 ft	250 ft	24 in	Soil
Jacks Valley TH to Clear Creek Junction	8.5 mi	5%	1550 ft	300 ft		
Jacks Valley TH to Cliff Rock	10.0 mi	5%	2000 ft	350 ft		
Jacks Valley TH to Spooner Summit TH	15.0 mi	5%	2750 ft	550 ft		
Spooner Summit TH to Five Valleys View	3.0 mi	4%	150 ft	250 ft		
Spooner Summit TH to Cliff Rock	5.0 mi	5%	200 ft	750 ft		
Spooner Summit TH to Clear Creek Junction	6.5 mi	5%	250 ft	1200 ft		

Cost – Benefit Comparison

Cost

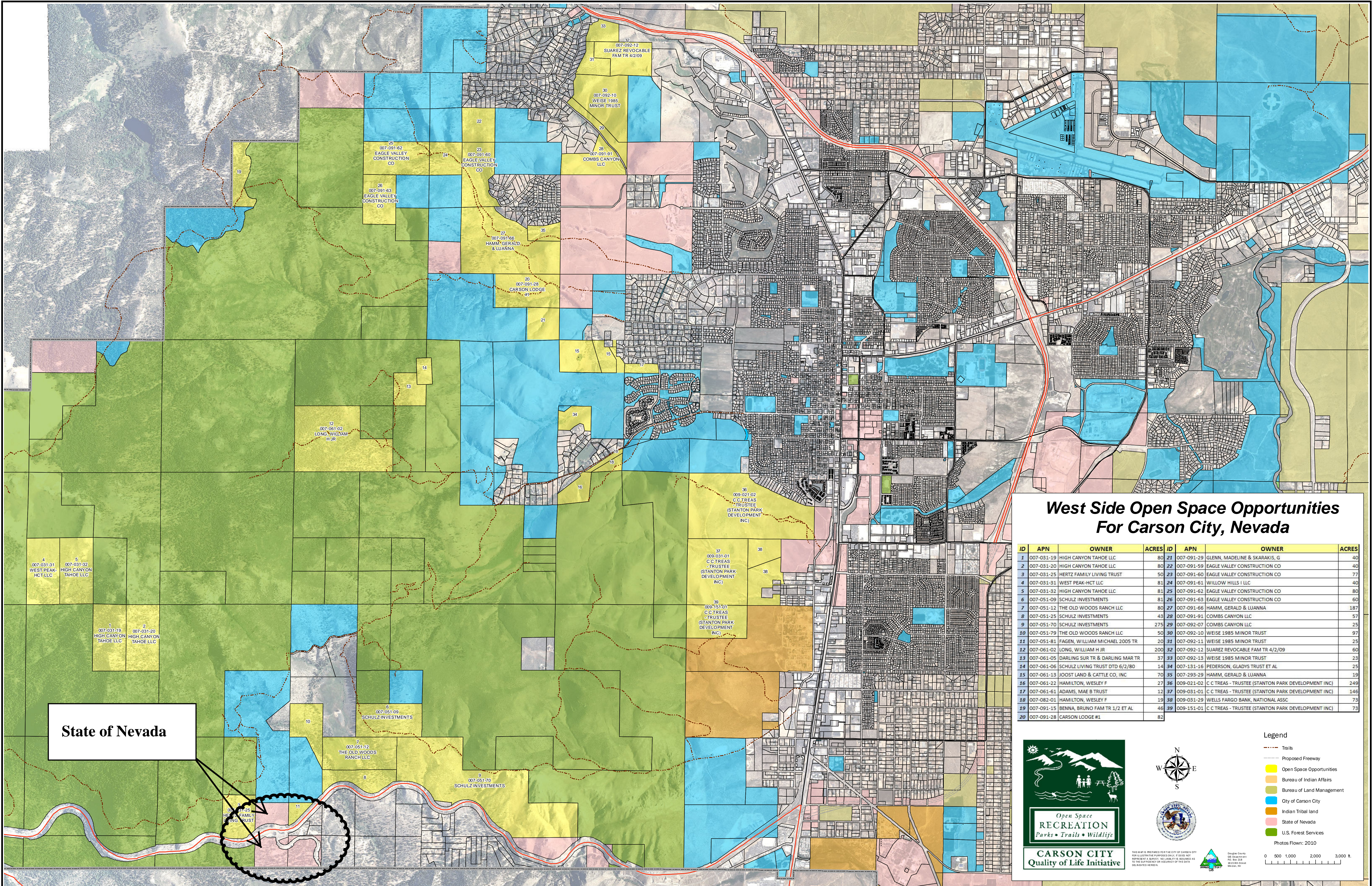
- ❑ Acquisition
 - ❑ 25%-30% of appraised value
 - ❑ Current offer \$1.4 - \$1.6 million
- ❑ Property Taxes
- ❑ Future Management

Benefit

- ❑ Aesthetic
- ❑ Intrinsic
- ❑ Ecosystem Services
- ❑ Public Access and Recreation

Discussion and Next Steps

- ❑ Proposed acquisition of 100 acres
- ❑ Possible expenditure of \$430,000 for fee-title acquisition
- ❑ Preliminary Title Report, Appraisal, Phase I Environmental Site Assessment, Mineral & Water Rights
- ❑ Grant application (due Oct 15)
- ❑ Grant award, acceptance and purchase



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	48	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				

State of Nevada

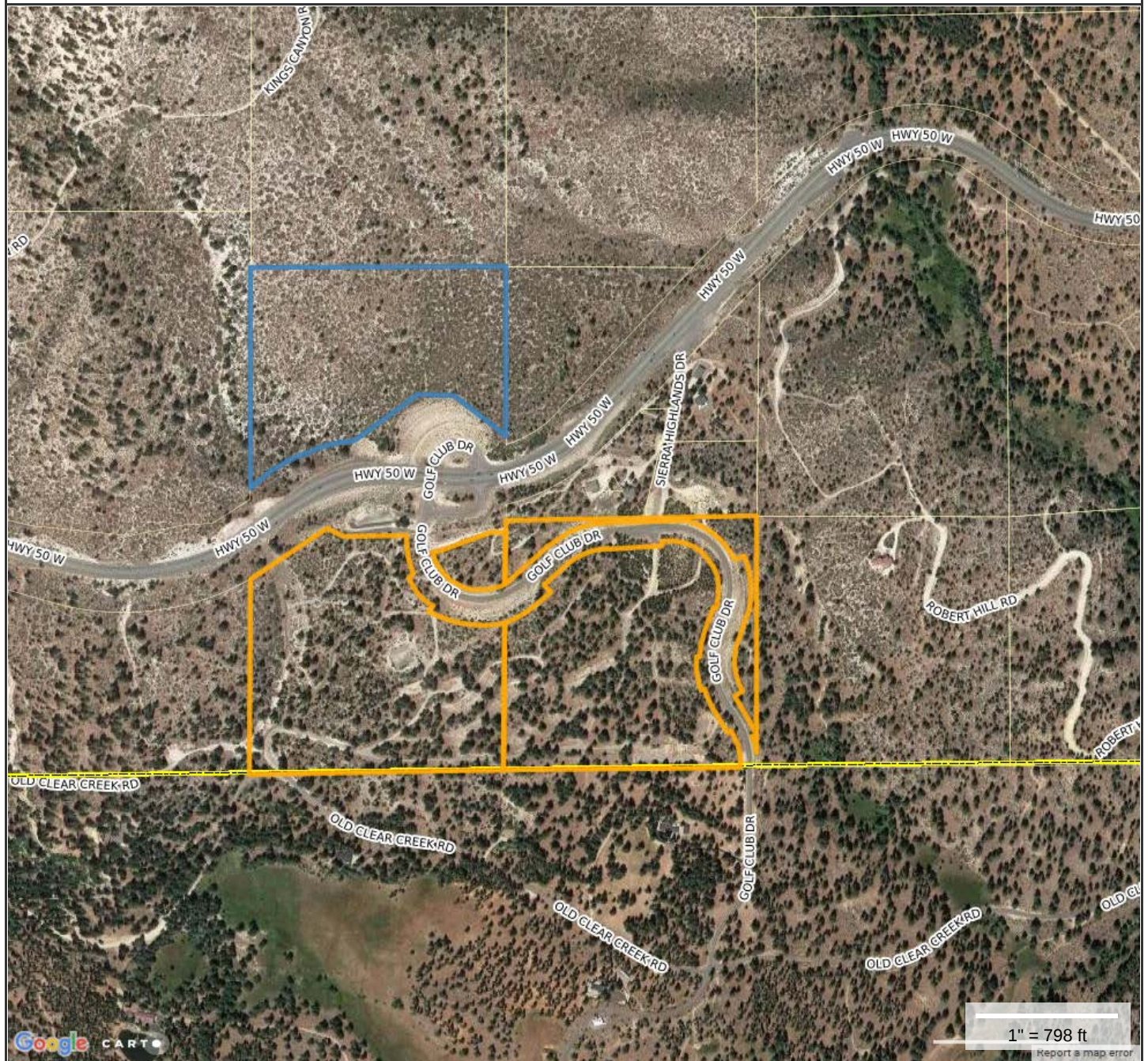
CARSON CITY
Quality of Life Initiative

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

NDSL - Clear Creek parcels



Property Information

Property ID 00703123
 Location HWY 50 WEST
 Owner STATE OF NEVADA DIV OF ST LANDS



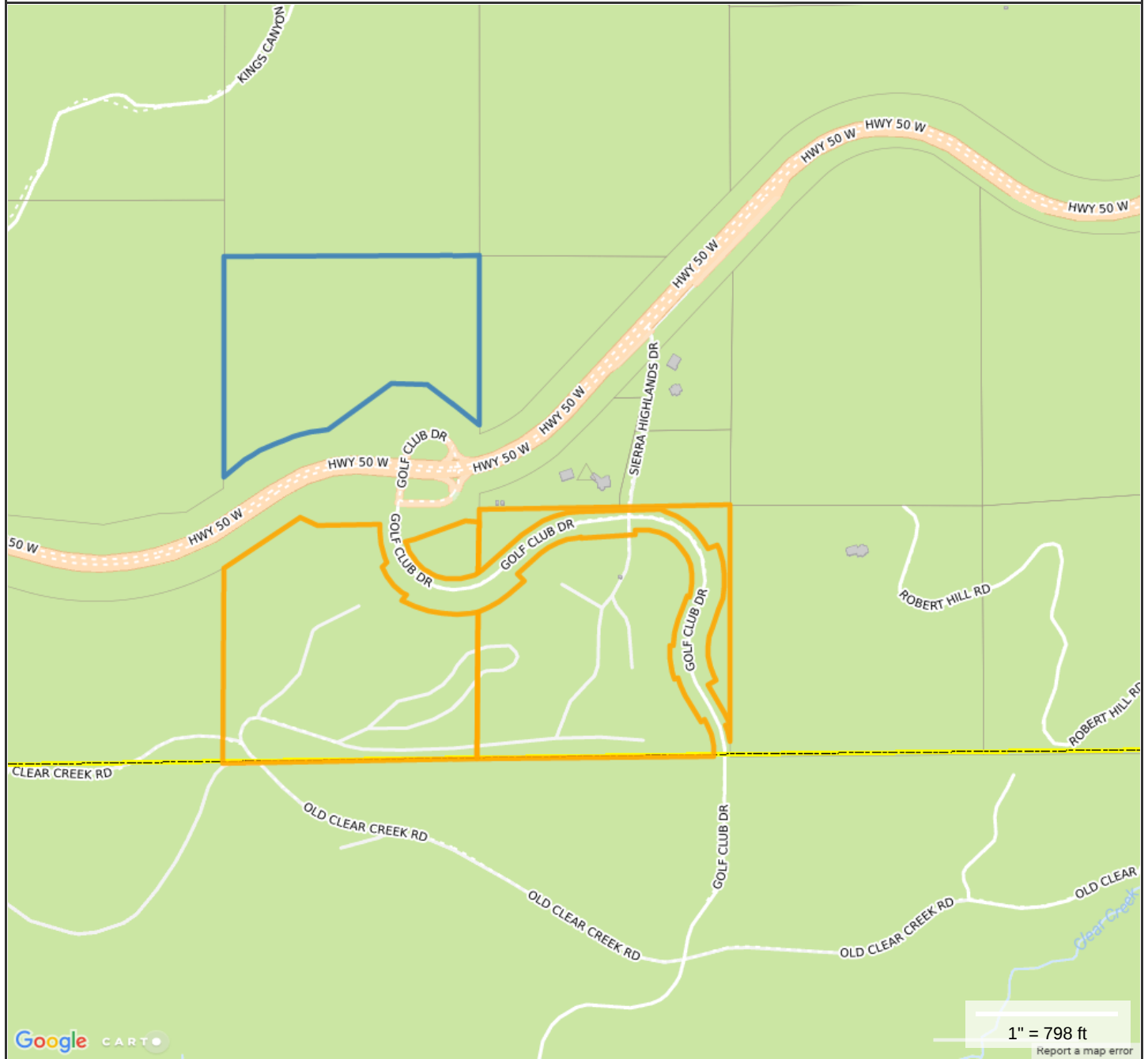
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**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 02/09/2018
 Properties updated 02/09/2018

Clear Creek street map



Property Information

Property ID 00703123
Location HWY 50 WEST
Owner STATE OF NEVADA DIV OF ST LANDS

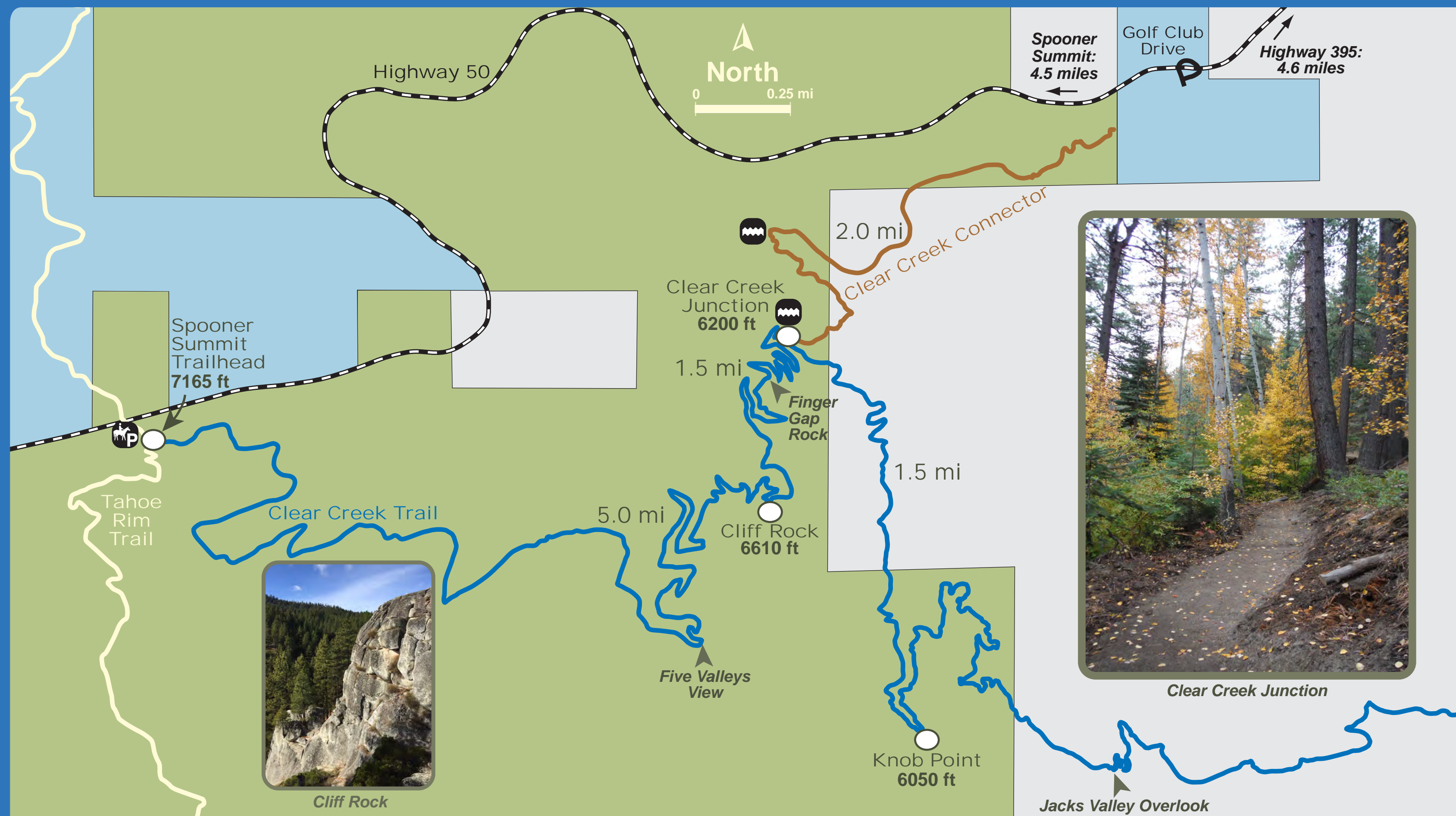


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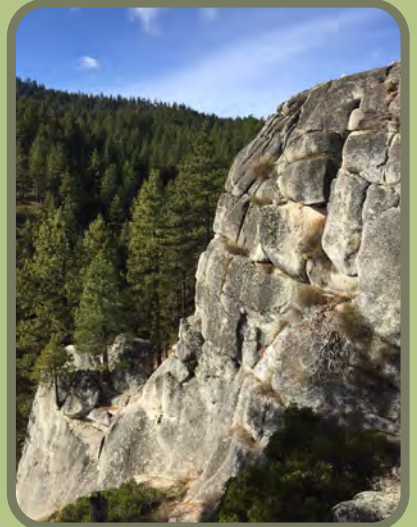
Parcels updated 02/09/2018
Properties updated 02/09/2018



Clear Creek Trail



Clear Creek Junction



Cliff Rock



The Saddle

TRAIL USERS:
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Clear Creek Trail Options

Approximate conditions

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TRAIL USE

- Hiking
- Bicycles
- Equestrians
- Dogs Controlled
- No Campfires
- No Motor Vehicles

LAND OWNERSHIP

- Private
- State of Nevada
- U.S. Forest Service

TRAIL COURTESY

LEGEND

- Auto Parking
- Auto/Equestrian Parking
- Distance Interval
- Year-Round Water

OPEN SPACE EVALUATION FORM

Landowner State of Nevada, Division of State Lands

Access Highway 50 West, exit at Golf Club Drive

ASSESSOR'S PARCEL NUMBER	ADDRESS	IMPROVEMENTS	ACRES	ZONING	MASTER PLAN
703123	HWY 50 WEST	no	40	Conservation Reserve	Public Conservation
703135	7100 OLD CLEAR CREEK RD	(1) Blacktop (1,000-3,000 SF); (2) chain link fence; (3) shed	32	Conservation Reserve	Public / Quasi-Public
705185	7100 OLD CLEAR CREEK RD	no	27.66	Conservation Reserve	Public / Quasi-Public
			99.66		

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.

According to the existing forest vegetation with intact understory and adjacent land ownerships with little to no development (resulting in limited habitat fragmentation), the property contains high value habitat for non-T&E species. The Nevada Department of Wildlife web portal for wildlife resource data shows a "mule deer movement corridor" through the property. The National Audubon Society shows the property just outside but in between two designated Important Bird Areas (Carson Range and Carson Valley). It's likely that black bears, mountain lions, bobcats, mountain quail, blue grouse utilize the property as well as other State Conservation Priority Species.

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 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 type="checkbox"/> Moderate <input type="checkbox"/> Low
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The U.S. Geological Survey 7.5' Topo Map shows an ephemeral stream on the west side of the property; however it was dry during the past several visits to the property.

The property contains mature canopy trees and shrubs. Specifically, the site is primarily composed of varying age classes of Jeffrey pine. Additionally, numerous shrub species were noted such as manzanita, tobacco brush, sagebrush and bitterbrush. Several grass and forb species, such as Indian ricegrass and Palmer's penstemon, were also present.

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 checked="" type="checkbox"/> Contains a valley that provides enclosure / privacy	<input type="checkbox"/> High <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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The parcel on the north side of U.S. Highway 50 contains long views to the south towards Carson Valley. In contrast, the parcels on the south side of U.S. Highway 50 are more enclosed within the mature forest canopy.

Visibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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The property is adjacent to and visible from Highway 50 west.

Size	Staff	<input checked="" type="checkbox"/> Large 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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The property is approximately 100 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 proposed trails and trailhead.

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 sand, which allow high infiltration but they are also highly erodible. The Open Space Plan (2000) identifies the area as a watershed protection area; and the Community Source Water Protection Plan (2014) identifies Clear Creek as a recharge source for at least eight public water systems down stream in the capture zone.

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: _____

Date: _____

Submitted by: _____

Date: _____

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 checked="" type="checkbox"/> High
	<input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input type="checkbox"/> Low

Ease of Acquisition	<input type="checkbox"/> Landowner motivated to sell at less cost than market value	<input type="checkbox"/> High
	<input type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input checked="" type="checkbox"/> Low

Potential To Share Cost	<input checked="" type="checkbox"/> Likely significant participation of non-city funding partners	<input checked="" type="checkbox"/> High
	<input type="checkbox"/> Likely participation from other funding sources	<input type="checkbox"/> Medium
	<input type="checkbox"/> Likely significant participation from other city departments	<input type="checkbox"/> Low

Currently, there is a proposal to submit a grant nomination to the Forest Legacy Program, which could pay up to 75% of the fee-title purchase and other acquisition costs. Other funding partners/sources include the Carson Valley Trails Association and the State of Nevada Conservation and Resource Protection Grant Program (Question 1).

Urgency	<input checked="" type="checkbox"/> Development is imminent	<input checked="" type="checkbox"/> High
	<input type="checkbox"/> For sale (acquisition / development likely)	<input type="checkbox"/> Medium
	<input type="checkbox"/> Private negotiation, not on open market	<input type="checkbox"/> Low

During the 2015 Nevada Legislative Session, Assembly Bill No.15 was passed and signed by Governor Sandoval to authorize the sale of this property with the proceeds benefitting the Stewart Indian School.

Is a Significant Part of Open Space Plan	<input checked="" type="checkbox"/> Located within an Open Space priority area	<input checked="" type="checkbox"/> High
	<input type="checkbox"/> Parcel is designated on current Open Space master plan	<input type="checkbox"/> Medium
	<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"/> Medium

The property is located within the “hillside” priority area.

The subject parcels were not previously identified on the “Open Space Opportunities Map” perhaps because the Open Space Plan erroneously assumed they were protected, *“EXISTING PROTECCION OF OPEN SPACE - State Lands: ... forested lands owned by the state are relatively immune to traditional development. The State does have this property protected to insure the integrity of the Carson City watershed....”*

(continued)

On the north side of Highway 50, the property is directly adjacent to the Horse Creek Ranch fee-title acquisition and potentially a second fee-title acquisition from Mr. Fagen. On the south side of Highway 50, the property is adjacent to U.S. Forest Service administered lands and the Clear Creek Tahoe (Golf Course) which has a conservation easement held by The Nature Conservancy.

Perhaps the most important factor for acquisition is the bi-county trail connection between the existing Clear Creek Trail and potential trail connection to Carson City and Kings Canyon area.

Citizen Support	<input checked="" type="checkbox"/> Has city-wide citizen support / advocacy	<input checked="" type="checkbox"/> High
	<input type="checkbox"/> Has local citizen support	<input type="checkbox"/> Medium
	<input type="checkbox"/> No significant opposition	<input type="checkbox"/> Low

The Carson Valley Trails Association has been advocating for a trailhead in this location since 2008. Recently, Muscle Powered joined the efforts for acquisition and trailhead construction.

Submitted by: _____

Date: _____

Submitted by: _____

Date: _____



Potential entrance off Golf Club Drive



Connection with the existing Clear Creek Trail

Clear Creek properties – Nevada Division of State Lands
APNs 007-031-23, 007-031-35, 007-051-85



Clear Creek properties – Nevada Division of State Lands
APNs 007-031-23, 007-031-35, 007-051-85



September 20, 2018

Clear Creek Parcel Assessment

Carson City Parks and Recreation



Prepared For:

Ann Bollinger
Open Space Administrator
Carson City Parks, Recreation & Open Space Department
3303 Butti Way, Bldg 9
Carson City, NV 89701

Prepared By:

RCI Resource Concepts, Inc.
340 N. Minnesota St.
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Resource Concepts Inc 775 / 883-1600

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Appendix A – Aerial Map of Property (see supporting documentation)

Appendix B – Clear Creek Trail Map (see supporting documentation)

Appendix C – Species Likely to Occur Within or Near Property (not attached)

Appendix D – Nevada Division of Forestry Area of Interest Reports (not attached)

Appendix E – Photos (see supporting documentation)

Introduction

The purpose of this report is to compile and present information gathered during an Open Space Evaluation of three parcels of land totaling 99.66 acres owned by Nevada Division of State Lands. The parcels, with Assessor's Parcel Number 703123, 703135, and 705185 are 40.00, 32.00, and 27.66 acres respectively and has been the location of the Clear Creek Camp. This report is intended to assist the Carson City Board of Supervisors with the familiarization of current site characteristics and land management needs during their public hearing and consideration of the potential fee-title purchase of the three parcels.

Current Conditions

Open Space Plan

The property is located adjacent to Highway 50 West and Golf Club Drive within the Open Space Priority Area "Hillside" and can be linked to other Open Space parcels and trails. The parcels were not previously identified on the "Open Space Opportunities Map" though it is believed to be due to an error in assuming the State has protection measures already in place. An aerial map of the property is provided as Appendix A.

Acquisition of this property would allow for the protection and preservation of the site in addition to providing additional recreation opportunities to the public. The property would provide the connection to the Clear Creek Trail, which starts with a trailhead near Jacks Valley Elementary School and is a 10.5-mile trail traversing across private, federal and state lands (map included as Appendix B). The trail ends on the adjacent parcel west of the property causing illegal trespassing across the property to gain access to the Clear Creek Trail. The proposed plan for the property would include adding trail signage and developing a trailhead with restrooms, asphalt parking, and an informational kiosk.

Wildlife Habitats/Corridors

The Nevada Department of Wildlife (NDOW) has identified the existence of occupied distribution of mule deer throughout the entire project area and four-mile buffer zone. According to the Clear Creek Tahoe Forest Stewardship Plan (2014), (CCTFSP), "Wildlife known to utilize the area for some portion of their lifespan include mule deer, California quail, blue grouse, black bear, bobcat, Belding ground squirrel, golden mantled squirrel, chipmunk, raccoon, weasel, skunk, coyote, porcupine, rabbit, mountain lion, American robin, common raven, Stellar's jay, mourning dove, Brewer's blackbird, and trout." The CCTFSP further states the upper Clear Creek watershed area supports over 70 mammal species, 170 bird species and 21 reptile and amphibian species. A full list of species likely to occur on or near the property area with sensitive species classifications is included as Appendix C of this report.

The property has the likely occurrence of 36 different Species of Conservation Priority (Nevada Wildlife Action Plan) and 12 species of Birds of Conservation Concern (USFWS). Nevada Natural Heritage Program (NNHP) has also identified the presence of sensitive species Slide mountain buckwheat, Mono checkerspot, Sierra alligator lizard, Northern flying squirrel, and Sierra Nevada Snowshoe Hare. Various species of raptors, including species listed under the NDOW species of conservation priority, have been identified for the potential to reside within the project area and four-mile buffer zone. Additionally, NDOW has directly observed the presence of the raptor species outlined in Table 1 below.

Table 1. NDOW Observed Species

American kestrel	Cooper’s hawk	Great horned owl
<i>Bald eagle</i>	<i>Flammulated owl</i>	<i>Northern goshawk</i>
<i>California spotted owl</i>	<i>Golden eagle</i>	Osprey

*Species listed as NDOW species conservation priority outlined by the Nevada Wildlife Action Plan are listed in ***bold italics***.

A variety of other raptor species, protected by State and Federal laws, may reside within the project area and buffer zone. These species include barn owl, burrowing owl, Cooper’s hawk, ferruginous hawk, long-eared owl, merlin, northern harrier, northern pygmy owl, northern saw-whet owl, peregrine falcon, red-tailed hawk, rough-legged hawk, sharp-shinned hawk, short-eared owl, Swainson's hawk, turkey vulture, and western screech owl. Furthermore, the National Audubon Society shows the property is not within, but between two “Designated Important Bird Areas” (Carson Range and Carson Valley).

The property, while not currently under protection from development, has ample forest vegetation with intact understory. The property is bordered in part by United States Forest Service managed lands in addition to private lands under a conservation easement held by The Nature Conservancy. Though there are no known Threatened or Endangered species within the property area, the lack of development in the area reduces the risk of fragmentation of the high value habitat which can be utilized for species conservation. NDOW Nevada Crucial Habitat Assessment Tool (NVCHAT) uses a system of scores from 1-6 (Most Crucial-Least Crucial) to rank the property as a level 2 for Species of Concern and level 3 for Species of Economic and Recreational Importance.

Natural Communities

There is a high level of biodiversity provided by the naturally diverse landscape which supports a variety of habitat. With proper management, biodiversity can be further increased with division of the large mono-typic habitat areas. The property has mature canopy trees and is primarily composed of shrubs and Jeffrey pine of varying ages. Numerous shrub species such as manzanita, tobacco brush, sagebrush, and bitterbrush can be seen within the property. Grass and forb species are also prevalent and consist of several species including Indian ricegrass and Palmer’s penstemon. According to the Nevada Division of Forestry (NDF), Nevada Natural Resources and Fire Information Portal (NNRFIP¹), approximately 83 acres of the property falls within the vegetation categories outlined in Table 2 below. Thirty nine acres of the property also fall into the category of forest assets. The full summary reports, organized by individual parcels, are attached as Appendix D.

¹ Note that the entire acreage of the property is not analyzed throughout this report. Believed to be caused by either rounding or gaps in applicable data, total acreage varies throughout the report and does not always equate to the 99.66 acres of the actual property.

Table 2. Natural Communities

Vegetation Category	Percentage of Property
Barren	4.8%
Mountain Sagebrush	2.4%
Mountain Shrub	4.8%
Pinyon-Juniper/Mixed Forest	21.7%
Sagebrush	12.0%
Sierra Mixed Forest	20.5%
Sierra Mountain Shrub	19.3%
Urban	14.5%

Wildfire

According to the CCTFSP there has been no documented occurrence of wildfire or prescribed fire on the property. Additionally, CCTFSP states that due to the lack of historical fires in this area, fuel accumulation is at a historic high increasing the risk of catastrophic forest fire.

Wildfire risk is ranked by severity (from 1-10, lowest to highest risk respectively) using the Wildfire Risk Assessment by identifying areas with the greatest potential impacts from wildfire by examining the likelihood of the area burning and the impacts on assets. Wildfire threat uses the Fire Threat Index (FTI) of the probability of a fire igniting, expected fire size based on rate of spread and effective fire suppression resources to rank the property from least to worst severe by using historical fire occurrence, landscape characteristics, percentile weather from historical observations, and terrain to establish fire behavior. The wildfire risk and threat classifications for the property are outlined in Table 3 below.

Table 3. Wildfire Risk and Treat Classification

Wildfire Risk/Threat Category	Risk	Threat
1	26.2%	26.5%
2	-	-
3	13.1%	3.6%
4	2.4%	37.3%
5	3.6%	22.9%
6	2.4%	9.6%
7	35.7%	-
8	15.5%	-
9	1.2%	-
10	-	-

When observing historical fire density and spread, 73.5% of the property is ranked as the highest level (extreme) of fire density while 95.1% of the area has a low-moderate (11.00-16.49ft/min) or below rate or spread. Despite the high level of fire density, suppression difficulty for the entire property falls at or below a rank of 7 on a scale of 1-14 with 57.6% ranked at a level 1 (least difficult). Additionally, 100% of the forest assets are classified as resilient with characteristics that help trees resist fire damage and in

adult stages, can survive low intensity fires. According to the NNRFIP, surface fuels cover approximately 77 acres of the property. The surface fuels characteristics are outlined in Table 4 below.

Table 4. Surface Fuels Characteristics

Surface Fuels Category	Percentage of Property
Moderate load, dry climate grass-shrub	62.3%
Urban/Developed ²	20.8%
Barren	7.8%
Moderate load, dry climate shrub	5.2%
Low load, dry climate grass-shrub	2.6%
Low load, dry climate grass	1.3%

Canopy fires pose an increased hazard due to their difficulty to control and increased fire intensity. With a mature canopy in the property area, the likelihood of a canopy fire is also present. The probability of a canopy fire is outlined in Table 5 below.

Table 5. Probability of Canopy Fire Classification

Probability of Canopy Fire	Percentage of Property
0%	51.2%
0.1-24%	19.5%
25-49%	-
50-74%	-
75-100%	29.3%

Even with the property having an increased wildfire hazard, resilient forest assets lead to the occurrence of wildfires does not having a significant impact on resources in the property except drinking water. In the NNRFIP, flow analysis, water supply, and downstream drinking water demand are taken into consideration for categorizing Drinking Water Importance Areas (DWIA) on a 1-10 (least to most important) scale. The entirety of this property is categorized as a level 8 drinking water importance area.

Landform/Scenic Quality/Visibility

The property is held in high regard for its aesthetic qualities leading to the scenic quality of the parcels north of Highway 50 high in value with long views looking south of Highway 50. The parcels provide views of the Carson Valley with several vantage points to choose from. Contradictorily, the parcels south of Highway 50 are enclosed within the hillside and provides privacy from the surrounding areas. Within these parcels, the dense vegetation and mature canopy cover creates a quiet and peaceful area for wildlife and recreation alike. Though adjacent to the freeway, the parcel is significantly lower in elevation than the highway surface which helps to eliminate most of the associated traffic noise. The property is held in high regard for its aesthetic qualities.

² Urban/Developed includes the Clear Creek Camp area.

Accessibility

Accessibility to the property is high with easy access from Highway 50 and Golf Club Drive.

Approximately ¼-mile south of Highway 50 and along Golf Club Drive, there is an existing deceleration traffic lane into an old entrance to the Clear Creek Camp, which is currently gated. In the past, there was a second entrance into the camp from the west and via Old Clear Creek Road. The current status of this section of road is unknown and there are existing signs to inform the public about trespassing.

Recreationists can traverse between parcels south and north of Highway 50 via Golf Club Drive which travels under the freeway overpass. While access to the entire property will not be restricted leaving the parcels completely open to the public, recreationists will be encouraged to remain on proposed trails and trailheads. In current conditions, the public has been observed to park along Golf Club Drive just south of the freeway overpass and access preexisting, non-established trails on the property.

Historic/Cultural Uses

The Clear Creek Tahoe area has a historical use of logging and some livestock grazing during the Comstock Era. Though the boundaries for these activities are not known to specifically cover the property area, it is likely that these activities took place within the property.

Formerly, portions of the property were used as part of the Clear Creek Camp site. The camp was built in the 1960s and was used for a Jobs Corps Camp, a meeting place for various youth groups, and a fire crew training site. In addition to an active power line into the site, there remains one operational wellhouse and one inoperable wellhouse (the pump has been turned off) on the property from camp operations. There are also two, three-foot-tall sprinkles above ground that were operational at the time their use ceased. The sprinklers have not been used in several years and it is not known if they remain in operational condition.

Water Protection

Due to the high-infiltration soils and the property lying outside the boundary of a 5 or 10 year well protection zone, water protection priority has a medium ranking. According to the Natural Resource Conservation Service's (NRCS) Web Soil Survey, the soils are deemed gravely sand which allows for high infiltration. As the soils allow for a high level of infiltration, the soils are also not stable in nature and are highly erodible. Evidence of erosion can be seen on the property, especially near the edges of the parcels south of Highway 50 and in areas with heavy foot traffic.

While the property itself does not serve as a principle source for water resources, Clear Creek is identified as a recharge source for at least eight public water systems according to the Community Source Water Protection Plan (2014). Additionally, the Open Space Plan (2000) identifies the area as a watershed protection area. Although the property does not serve as a primary water source, protection of the area has a medium classification due to importance of downstream public water systems.

Flood Hazard

There is no flood hazard for this property.

Hazards/Concerns

The largest concerns with the property is the highly erodible soils and an increased risk of fire. In much the property, dense vegetation covers the landscape and helps stabilize the soil. While isolated areas of erosion exist on or near the heavily used areas with little to no vegetation, there is no evidence of

potential major erosion hazards and a history of landslides/mudslides in the area is not apparent. In the event of a wildfire eradicating substantial portions of vegetation, the risk of landslides will increase as the highly erodible soils lose their stability.

Management Needs

Wildfire Fuels

Fuels reduction is vital to the management of the property. Due to a lack of fuels reduction and forest fire within the property area, surface fuels are at a historical high and greatly increase the risk of catastrophic wildfire.

Soil Erosion

Evidence of soil movement and soil erosion can be seen on the property in isolated areas. Vegetation in the area has kept major erosion hazards to a minimum while most soil erosion is present near property boundaries and in area with heavy public use. Establishing trails and trailheads while deterring the public from entering or exiting the property outside of designated areas will help mitigate the potential for soil erosion. Risk of erosion would be greatly elevated following wildfire. As such, emergency stabilization may be warranted immediately following a wildfire event dependent upon scale, severity, and location.

Roads

Existing paved roads provide access to the site and are not expected to require direct management. Intended asphalt parking will require typical parking lot maintenance (sealing, crack fill, marking, etc).

Within the property, there is approximately 1.25 miles of old roads, driveways, and parking areas which served the camp facility. Since the parking areas are fairly flat compared to the rest of the property, it's seems natural to select these same areas for future parking and trailhead amenities.

Trails

Though there is already an established trail network, signage has not been implemented at this time. Furthermore, established trails have been made by the public and need professional maintenance. Muscle Powered has an agreement with Carson City to provide volunteer services in regular trail maintenance. The trails in this area are greatly desired by residents and visitors alike.

Muscle Powered, a volunteer organization, has the expertise, ability, and desire to help in establishing and maintaining trails in this area. Likewise, the Carson Valley Trail Association in Douglas County has an enthusiastic desire to accomplish trail connectivity to Carson City.

Cost

Table 6. Estimated Costs

Initial or Occasional Costs			
Cost Category	Frequency	Treatment	Estimated Cost
Fuels Reduction: woody vegetation (shrubs/tree thinning)	5 years maximum/as needed	Mastication/Hand Thinning	\$1,000/acre
Road/Parking Lot Maintenance	5 years/as needed	Varies	\$5,000-\$10,000
Trail Signs	As needed	10 signs	\$50-\$150 each
Toilet Facilities	Install once		\$20,000
Regular Costs			
Erosion Control	Ongoing/as needed	Rocks/Barriers/Site Specific	\$1,500/acre
Patrol: Park Rangers	1hr x, -Once Weekly	Site Visit/Patrol	Average pay \$22.50/hr
Trail Maintenance	As needed	Varies/Site Specific	Volunteer
Trailhead Maintenance (toilet cleaning, trash collection, etc.)	1x per day		Average pay \$22.50/hr



STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
NEVADA DIVISION OF FORESTRY

2478 Fairview Drive
Carson City, Nevada 89701
Phone (775) 684-2500 Fax (775) 684-2570

September 14, 2018

Ann Bollinger
Open Space Administrator
Carson City Parks, Recreation & Open Space Department
3303 Butti Way, Bldg 9
Carson City, NV 89701

RE: Stewardship Support for Clear Creek Forest Legacy Project

Dear Ann,

The Nevada Division of Forestry (NDF) would like to extend its support of acquiring the Clear Creek parcels through the US Forest Service, Forest Legacy Program. NDF is committed to providing resource management support and technical assistance to our partners through the Forest Stewardship Program even in the event that additional funding is not secured through the Legacy application process. Specifically, our state foresters will evaluate the natural resources on the Clear Creek property and provide summary data and management recommendations in the form of a Forest Stewardship Plan, which can be reviewed and revised as requested by the Carson City Parks, Recreation & Open Space Department. Forest Stewardship Plans have a minimum term of 10 years – with the option to renew – and NDF staff will make themselves available throughout that time for continued technical assistance and financial aid whenever possible.

During the summer of 2018, NDF Forest Health Specialist, Gene Phillips began the Clear Creek assessment process by conducting a thorough timber cruise and collecting stand regeneration data. Gene is currently reviewing that data and will be providing an estimate of stand value, as well as, recommendations for future forest management. NDF hopes this is the beginning of a long-term partnership with Carson City Open Space, where both agencies can contribute to maintenance and management needs of the Clear Creek Community Forest.

Please do not hesitate to contact me if you have any additional questions, comments or concerns about the Legacy and Stewardship Programs as they relate to the Clear Creek Project. Thank you for your continued dedication to conserving Nevada's forest resources and open spaces.

Sincerely,



Kacey KC
State Forester/Firewarden
Nevada Division of Forestry

Clear Creek Parcel

Nevada Division of State Lands

Merchantable Size trees cruise Acreage: Approximately 80 acres

Cruised Acres: 80 acres, using a 20 BAF variable plot cruise (to determine merchantable volume).

CRUISE VOLUME: 510,000 board feet.

Mill PRICING: Sierra Pacific Industries; Quincy, California

Average Camp Run Price: \$400.00/MBF. Price was quoted on 9/17/2018 which is subject to change.

$510\text{MBF} * \$400.00 = \$204,000.00$ (based on a preferred log of 33' length)

Sub-merchantable Cruise: Approximately 20 acres

A 1/20 acre fixed plot was used on the area north of Highway 50 to determine stocking levels on sub-merchantable trees.

Average trees per acre = 25

Average DBH = 6.5 inches

Average height = 13.3 feet

Average basal area = 18.9 sq. ft. per acre

This equates to being a very lightly stocked area, with a low tree density and wide spacing.

I estimate the value of the trees at approximately \$500 per acre multiplied by 20 acres equals a total value for this portion of the property of \$10,000.00.

Total Parcel value = \$214,000.00 for both the merchantable and sub-merchantable trees.

Overall, the timber stands within the property are relatively healthy and free of insects and disease problems. Very little bark beetle activity was noted, and dwarf mistletoe in the ponderosa pine is isolated and found mainly on the eastern portion of the parcel closest to the Clear Creek Road which is the eastern property boundary. The merchantable volume is of medium quality due to the fact that the average tree height is only 51 feet. Trees have not fully self-pruned and will contain many knots as log quality is determined if this was harvested.

CAUTION: This cruise and appraisal are only an estimate, and log volume maybe less due to log length, unseen log cull or damage, and local volume reductions.

Gene Phillips, Forest Health Specialist-Nevada Division of Forestry

Gene Phillips 9/17/18

PETE GOICOECHEA
SENATOR
District No. 19



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P.O. Box 97
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COMMITTEES:

Chairman
Government Affairs
Vice Chairman
Natural Resources
Member
Finance

State of Nevada Senate

Seventy-Eighth Session

May 18, 2015

LEGISLATIVE BUILDING:
401 S. Carson Street
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Charles Donohue
Administrator and State Land Registrar
Division of State Lands
State Department of Conservation and Natural Resources
901 South Stewart Street, Suite 5003
Carson City, NV 89701-5246

Dear Mr. Donohue:

On Monday, May 11, 2015, the Senate Committee on Government Affairs (Committee) voted unanimously to approve Assembly Bill 15, which consists of two provisions. The first provision to establish the Account for the Protection and Rehabilitation of the Stewart Indian School is supported wholeheartedly by all members of the Committee. It is the second provision authorizing the sale of two parcels of land of approximately 100 acres located within Carson City, generally known as the Clear Creek property, that concerned several members who were familiar with the beautiful area. To this end, the Committee voted to send a letter to the Division of State Lands to convey their preference for this property to be maintained in the future as open space. A copy of this letter is also being mailed to each member of the Carson City Board of Supervisors for their timely consideration before making any zoning changes to these parcels of land.

If you have any questions regarding this matter, please call me at (775) 778-1620.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Goicoechea".

Senator Pete Goicoechea
Senate District No. 19
Chair, Senate Committee on Government Affairs

PG/jc:W156290
cc: Robert L. Crowell, Mayor
Karen Abowd, Ward 1
Brad Bonkowski, Ward 2
Lori Bagwell, Ward 3
Jim Shirk, Ward 4