

City of Carson City
Agenda Report

Item # 7B

Date Submitted: March 6, 2007

Agenda Date Requested: March 15, 2007

Time Requested: 30 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve the Open Space Work Program containing projects and open space acquisition priorities for calendar year 2007.

Staff Summary: The work program contains acquisition priorities within the three geographical priority areas of Carson City: the Carson River, the Carson Range, and the valley area, as designated by the Open Space Master Plan. In addition, there are 16 non-land acquisition projects, such as the construction of a pedestrian bridge at the Mexican Ditch Trail, the Wetland Enhancement Project at the Northridge Wetlands, and the C-Hill Fuels Reduction Project, and other projects listed.

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: Move to approve the Open Space Work Program containing projects and open space acquisition priorities for calendar year 2007.

Explanation for Recommended Board Action: Chapter 13.06 of the Carson City Municipal Code authorizes the Open Space Advisory Committee to make recommendations to the City Manager and Board of Supervisors regarding the expenditure of funds for the Question 18 program.

Applicable Statute, Code, Policy, Rule or Regulation: Carson City Municipal Code, Chapter 13.06

Fiscal Impact: Undetermined. The present acquisition budget is \$7.5 million plus approximately \$2.5 million in awarded grants.

Explanation of Impact: The Board of Supervisors has the final approval expenditure authority on a project-specific basis. Staff is required to obtain approval from the Board of Supervisors prior to any expenditure or contract in excess of \$24,999. Based on the Board of Supervisors' approval of this work program, staff may work on any related project under the direction of the Open Space Advisory Committee and the Parks and Recreation Director.

Funding Source: Open Space Question 18 funds

Alternatives: 1) Not to approve the Open Space Work Program
2) Direct staff to amend the Open Space Work Program

Supporting Material:

Staff report and minutes from the January 11, 2006 Open Space Advisory Committee meeting

Map of the Carson River priority area

Map of the Carson Range priority area

Prepared By:

Juan F. Guzman
Juan F. Guzman, Open Space Manager

Date: 3/2/07

Reviewed By:

Roger Moellendorf
Roger Moellendorf, Parks & Recreation Director

Date: 3/7/07

Linda Ritter
Linda Ritter, City Manager

Date: 3/6/07

Melanie Bubetta
District Attorney's Office

Date: 3/6/07

Finance Department
Finance Department

Date: 3/6/07

Board Action Taken:

Motion: _____

1: _____

Aye/Nay

2: _____

(Vote Recorded By)

OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT
(Revised and Updated February 16, 2006)

MEETING DATE: January 11, 2006

AGENDA ITEM NUMBER: 3B

STAFF: Juan F. Guzman

REQUEST: Action to adopt and recommend to the Board of Supervisors a work program containing projects and open space acquisition priorities for calendar year 2006-07.

GENERAL DISCUSSION:

Background

With the adoption of the master plan, we inherited three very general Open Space priorities: 1) The Carson River environment, 2) The hillsides surrounding the valley, and 3) Irrigated pastures and land needed to connect the interior of the valley with exterior open spaces. Those three general priorities were further defined through the use of Geographic Information Systems' generated maps adopted by the Open Space Advisory Committee and the Board of Supervisors. Those are the opportunities maps for the Carson River and for the Carson Range.

After the opportunities maps were adopted, the Parks and Recreation Department staff, triggered by State Bond Question #1 funding, engaged in a process of obtaining the input and priorities from the Parks and Recreation Commission, Open Space Advisory Committee, Carson River Advisory Committee, and the Board to Manage Wildlife in order to obtain a ranking and prioritization of projects on the three geographical areas: the Carson Range and surrounding hills, the valley bottom, and the Carson River. That map was adopted by the Board of Supervisors on September 16, 2003, and is known as Carson City Question #1 Opportunities. The map synthesizes different acquisitions, as well as Parks and Recreation projects, into a total of 14 areas, each one containing critical components. With the adoption of that map, it was clarified by both the Open Space Advisory Committee, as well as the Board of the Supervisors, that each individual acquisition will be the subject of analysis and that the adoption of the map did not constitute a blanket approval for each one of those components or projects.

Acquisition Priorities

The river map lists 17 properties as opportunities. Those shown in purple are lands being purchased by the Bureau of Land Management through the Southern Nevada Public Land Management Act. Opportunities #1 and #2 are owned by Mr. Bentley, and he is not a willing seller at this time. Opportunities #3 through #7 include the Andersen/Jarrard properties, which recently agreed to become willing sellers, as best summarized in the attached memorandum from Lee Plemel, Principal Planner. Opportunities #8 through #11 and #13 are under the ownership of John Serpa, and the committee recently authorized staff to initiate negotiations. Opportunity #12, the Comstock Enterprises' 40-acre parcel, was of no interest to the Board of Supervisors to be pursued through the Southern Nevada Public Land Management Act and is not currently being pursued by staff. Opportunities #14 and #15, the Bentley properties at the upper section of the Carson River within Carson City, are not being pursued by staff because in past conversations with Laura Crane of the Nature Conservancy and the lawyers for Mr. Bentley, there is not an appetite to sell those lands. Similarly, Opportunities #16 and #17 are owned by Mr. Scott Erickson and the lands are not for sale. Additionally, staff is pursuing and has obtained grant

funding from the State of Nevada towards the acquisition of the Desormier parcel, known as APN 10-502-01. There is land owned by Mr. Red Graham south of Empire Ranch Golf Course and north of Riverview Park. That parcel is vital for connecting the Empire Ranch Trail to Riverview Park to the south. Staff has contacted Mr. Russell to indicate interest in an easement or purchase of a small portion of his land to link these two recreation areas.

Western Opportunities Map for Carson City

The Western Opportunities Map for Carson City lists 60 properties. The listings are not in priority, and the priorities are triggered mostly by the adoption of the Question #1 Opportunities Map, as well as urgency. Urgency is dictated by the potential of the parcel for development or to be fragmented into diverse multiple ownerships. On the western side, staff has negotiated with Mr. Dwight Millard (Opportunities #52-54) where the Committee voted to conceptually support the development of a planned unit development which will move the density away from prominent ridges and crests and allow development in the flatter portions of the parcel. Similarly, the Committee also decided not to pursue Opportunities #55-56 (Coomes) any further which are presently being proposed for clustered development. Opportunity #51, the Porter property, is being pursued by staff at the present time. Staff continues to work on Opportunity #14, particularly the conservation easement with Mr. Fagan on the Horse Creek Ranch valley portion. Opportunity #20 (Hutchison) awaits an appraisal. There are State Bond Question #1 funds which have been awarded for this parcel. Lands to the south are controlled by the Schulz family or their relatives and are not in the market. Those include Opportunities #17-18-19 and 21.

The committee considered opportunities #3 (Hansen & Gionatta property) and, due to its remoteness, instructed staff not to pursue it for the time being. In that vicinity, Opportunities #4 and #5, also controlled by the Schulz family, are not for sale. The Swafford parcels, identified on the map as Opportunities #15 and #16, are being pursued by the U.S. Forest Service. Recently the committee considered buying those lands in anticipation of the Forest Service's eventual purchase. However, the U.S. Forest Service recently contracted for the appraisal of this property.

Opportunities #23, 24 and 25 (Darling and Schulz) are not viewed as urgent. Staff recently recommended that Opportunity #23, the Long 200-acre piece be considered by the Legacy Program. However, the committee did not follow that recommendation. Opportunities #35, 36, 37, and 38 belong with the Joost family. Presently, staff has obtained funding from the Question #1 Program in order to advance a conservation easement on a portion of the parcel identified as #36. Parcel #33 is identified as the Masonic Lodge and has been pursued by staff for the last three years. The appraised value of the property is not high enough to motivate the sellers to accept an offer from the Open Space Program. Opportunity #31, the Meason land, is not in the market for our consideration. Parcels listed as #29, 30, 28, 27, and 26 have been the subject of discussions with Mr. Serpa.

Staff is of the opinion that parcels #26, 27, and 28 (Serpa) are due to be dedicated to the county as part of the Timberline Subdivision. On the other hand, parcels #29 and 30 must be purchased if it were to be desired by Open Space. Opportunities #7 and 6 (Wilson) are the subject of the Legacy Program nomination. The nomination was ranked No. 17 nationwide and submitted for the President's budget. Opportunity #8 (Benna-Marshall) has a willing seller; however, the estimated appraised value is not commensurate with the expectations of the owner and staff has not actively pursued the purchase of this parcel. Opportunity #50 (Wise) is part of a proposed development. It has been the recommendation of

the Open Space Advisory Committee not to pursue that property for open space but to encourage its development through a planned unit development. Staff has not pursued Opportunities #47, 45, 46, or 44. Opportunity #48 is the subject of the Casey Trust. Glenn Martel's proposed planned unit development by which he will develop three acres and donate to the remainder to the Open Space Program was approved by the Board of Supervisors on February 16, 2006. Adjacent land to the east of Opportunity #48 is part of the Silver Oak Planned Unit Development Open Space.

Non-Land Acquisition Projects

In addition to the land acquisition projects, there are other types of activities that staff gets involved in routinely. In order of priority, this list includes the following items.

1	Bridge at the Mexican Ditch - Former Bernhard Property Requirement	Staff has pursued the services of an engineer for the design of the bridge. However, the projected expenditures have dictated that other alternatives be found. Staff is working with the City Engineer in order to achieve a more affordable alternative.
1	Raffety Wetland Enhancement at Lompa Lane	Mr. Raffety is to open a \$130,000 account that can be used by the Open Space Program for the enhancement of wetlands at the Lompa site located behind the Catholic Church., or to pay for additional property for the enlargement of the wetlands at the site. Staff has initiated contacts with consultant Leslie Burnside in order to initiate this project.
1	C-Hill Fuels Reduction	Staff has initiated conversations with the Department of Agriculture and the Nevada Division of Forestry in order to ascertain the feasibility of advancing this project this spring. John McClain from Resource Concepts, Inc. is also participating.
1	Master Plan for the City	Presently, staff has been involved in the development of the Parks and Recreation Master Plan, the Land Use Master Plan, and the Unified Trails Master Plan. Another project in the future consists of the Carson River Recreation Plan, which is under the leadership of the Parks and Recreation Department, but the Open Space Advisory Committee will also be involved.
1	Hillside Development Standards	Member Bruce Scott has proposed that a way to lesson impacts on the hillsides and surrounding environments is by having better standards. This project was discussed with Walter Sullivan, Community Development Director. After the adoption of the master plan, there will be more impetus for the implementation of this project through the development of codes.
1	The Lands Bill	This project was initiated by the office of the City Manager and the Planning Department. It is expected that during the next three months there will be a concerted effort to finalize the map to be provided to the federal delegation for the drafting of the bill.

1	Management of Off-Highway Vehicles	This issue strongly relates to the Unified Trails Plan. After the plan, it will be necessary to create ordinances, measures, and policies towards the implementation of the plan. This has been a long-lasting issue for Vice Chairman Dan Jacquet.
2	Management of Waterfall Fire and Utility Lands	There is approximately \$375,000 available for planting trees obtained through Senator Reid's office. There is a WHIP grant for reforestation, riparian revegetation, and the drill seeding operations that were completed. In the future, there will be the continuous management of weeds and additional timber salvage. Resource Concepts, Inc., has been contracted towards the development of a plan for these lands.
2	Dedication of lands in relation of the Timberline Subdivision	A group of 40-acre parcels was to be dedicated to Carson City as part of the Timberline Subdivision. Staff has been involved in the past and continues to be involved in the resolution of this item.
2	V&T Railroad Project	Staff participation involves the potential acquisition of lands as well as facilitation for the development of a trail for pedestrian use in the vicinity of the train route. Specific parcels include Serpa. Potential transactions in the future include Bertagnolli and Bently.
2	Management Plans	It is the requirement of the master plan that management plans be adopted for each open space property. At the present date, only the Moffat Property contains a management land use diagram.
3	Porter Property Cemetery Studies	The Porter property, which has been the subject of Open Space interest, is waiting for an appraiser to become available to value the lands. As part of the due diligence, it appears the cemetery on the premises is considerably larger than just the three graves marked at the site. It would be wise to study the situation as part of the due diligence process.
3	Reports to the Board of Supervisors	The Carson City Municipal Code requires that an annual report be provided to the Board of Supervisors. That report has not been prepared for the Board during the past two years.
4	Fiscal Impact of Open Space	The Board of Supervisors has asked for the Open Space Advisory Committee to work on a study to demonstrate the monetary impacts of the Open Space Program. Other priorities have curtailed working on this project.
4	Zoning Designation for Open Space	This project was precipitated by changes in the Planning Department relating to the zoning code. It would be prudent to wait until after the Open Space Master Plan designations are completed prior to the continuation of this project.
4	Federal Plans	At the present time, the Pinenuts Plan and Environmental Analysis is pending. Staff wishes to have a better resolution of the off-road vehicle situation prior to submitting comments to the BLM.

This is a long list, and staff wishes the committee's consensus in determining priorities. The priorities indicate issues that should be addressed in the first three months, second three months, etc., for the entire year.

Due to unanticipated printing difficulties, not all of the required maps are available. Staff will provide the maps to the City Manager's Office as soon as they become available.