

City of Carson City
Agenda Report

Item # 4-5

Date Submitted: January 27, 2009

Agenda Date Requested: February 5, 2009
Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve a work program for the operations and expenditure of funds for the Open Space Program calendar year 2009.

Staff Summary: The Board of Supervisors is asked to approve a work program consisting of land transactions, capital improvements/projects, planning activities, and management activities. Once approved, this work program will facilitate the preparation of 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: Move to approve a work program for the operations and expenditure of funds for the Open Space Program calendar year 2009.

Explanation for Recommended Board Action: Approval of the work program will provide staff with direction as to the management of projects and priorities of work to be conducted during 2009.

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

Fiscal Impact: The present total balance of the Open Space land acquisition account is \$2.6 million

Explanation of Impact: The work program will be used to direct the budget process, the Board of Supervisors, with the advice of the Open Space Advisory Committee, will approve the final budget for the Open Space Program.

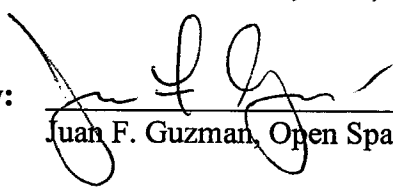
Funding Source: Quality of Life Initiative - Open Space Fund

Alternatives: 1) Not to approve the work program, 2) Require revisions to the work program

Supporting Material:

- Staff report from the December 15, 2008, meeting of the Open Space Advisory Committee
- Land acquisition and non-acquisition project matrixes
- Minutes of the December 15, 2008, meeting of the Open Space Advisory Committee

Prepared By:


Juan F. Guzman, Open Space Manager

Date: 1/28/09

Reviewed By: *R. Moellendorf* Date: 1/27/09
Roger Moellendorf, Parks & Recreation Director

[Signature] Date: 1/22/09
Larry Werner, City Manager

Melanie Roubette Date: 1/27/09
District Attorney's Office

[Signature] Date: 1/27/09
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay
2: _____

(Vote Recorded By)

**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: December 15, 2008

AGENDA ITEM NUMBER: 3B

STAFF: Ann Bollinger / Juan F. Goman / Roger Moellendorf

REQUEST: Discussion and possible action to make recommendations to the Board of Supervisors regarding a work program for the administration and expenditure of funds for lands from the Open Space Division of the Quality of Life fund for acquisition, restoration of natural resources, development and construction which afford public access, maintenance, conservation planning, and management of real property for open space.

GENERAL DISCUSSION:

The discussion below summarizes and organizes information on the 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 attached matrixes contain details of land transactions by geographical areas keyed to the Open Space Opportunities Maps. The non-acquisition projects contain a recommended priority of high, medium, and low, and are the subject of Matrix #2.

A. Land Transactions since the Inception of the Program

In summary, staff is very proud to inform you that since the inception of the program, we have purchased or acquired through donation the following properties.

1. West of Highway 395
 - Fagen property (Horse Creek Ranch - 372 Acres)
 - Hutchinson property (40 Acres)
 - Gilbert property (40 Acres - Subsequently sold to the USFS)
 - PH Casey Preserve (donation - 70 Acres)
 - Swafford property - Participated with the U.S. Forest Service and have a minor monetary participation with the Forest Service.

2. East of Highway 395 and along the Carson River corridor, we have purchased the following properties:
 - Andersen property (86 Acres)
 - Desormier property (19 Acres)
 - Bernhard property (36 Acres - Subsequently sold to the USFS)
 - Mexican Dam property (54 Acres)
 - Moffat Property (17 Acres)
 - Lompa Lane Wetlands (17 Acres donated by The Nature Conservancy)
 - Fulstone Wetlands (8 Acres - Deeded to Carson City by Dwight Millard)

B. Land Transactions in Progress

1. As illustrated on the Western Opportunity Map and highlighted in the attached matrix for the work program, the property transactions in progress west of Highway 395 include the following properties:
 - Wilson Trust (111 Acres - To close escrow in January 2009)
 - Horse Creek Ranch (Fagen - Conservation Easement - Final draft reviewed by Board of Supervisors - No substantial changes)

Land Transactions in Progress (Continued)

- Long, Darling, and Schulz (Pursuing Legacy and SNPLMA funding)
 - Masonic Lodge property (Initiating discussions)
 - Joost property (New offer under discussion)
 - Potter property (Negotiating terms and appraisal)
2. As illustrated on the Carson River map, the transactions in progress include:
- Jarrard Ranch (397 Acres - Offered \$4 Million / Award from Q-1 for \$3 Million - Under negotiation)
 - Serpa property (Offered \$2.1 Million - Award) (\$1.25 Million award)
 - Bently property (Appraised / No negotiations taking place)
 - Donation of the Vidler property located at Hells Bells (36 Acres - Going through development process)
 - 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)

C. Non-Acquisition Projects

Staff suggests that all those projects designated with a high priority in the attached matrix be accepted by the Committee to receive the majority of time and expenditure towards implementation:

1. Management Activities

- Annual reports to the Board of Supervisors
- Volunteer opportunities / activities
- Creation of management plans
- Fuels reduction projects
- Management of Waterfall Fire and Utility lands (NRCS grants)
- Silver Saddle Ranch cooperative agreement and charette process

TBD
Programatic
TBD
Programatic
Programatic
Programatic

2. Planning Activities

- Fiscal impact of open space report
- Federal agency plans and project reviews
- Federal lands bill
- Westside bike path (Jeff Potter & Muscle-Powered initiative)
- Update of the Open Space Opportunities Maps for River and Carson Range
- Carson River Charette

TBD
Programatic
Programatic
Programatic
Programatic
Programatic + \$6,000

3. Capital Improvements / Projects

- Mexican Ditch Trail Bridges
- Fulstone/Lompa wetlands and trail enhancements
- Carson River Aquatic Trail Plan implementation
- NRCS Grant - Flood and debris mitigation project at Quill Ranch / Long Ranch
- Question-1 grant awards land acquisition agreements
- Mexican Ditch Trail Extension (Moffat property)

\$160,000
\$250,000
\$5,000 Programatic
\$248,000
\$2.8 M of income
\$25,000

Programatic 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 on the following:

Land Transactions:

1. Horse Creek Ranch conservation easement and Highway 50 20-acre parcel
2. Wilson Trust
3. Jarrard Ranch
4. Serpa - Carson River lands
5. Joost property
6. Donation - Bawden/Millard wetlands
7. Long, Darling, and Schulz
8. Potter property
9. Masonic Lodge
10. Bently property
11. Donation - Vidler - Hells Bells
12. Pederson property

Capitol Improvements / Projects:

1. Mexican Ditch Trail Bridges
2. Fulstone/Lompa wetlands and trail enhancements
3. Carson River Aquatic Trail Plan implementation
4. NRCS Grant - Flood and debris mitigation project at Quill Ranch / Long Ranch
5. Question-1 grant awards land acquisition agreements
6. Mexican Ditch Trail Extension (Moffat property)

Planning Activities:

1. Fiscal impact of open space report
2. Federal agency plans and project reviews
3. Federal lands bill
4. Westside bike path (Jeff Potter & Muscle-Powered initiative)
5. Update of the Open Space Opportunities Maps for River and Carson Range
6. Carson River Charette

Management Activities:

1. Annual reports to the Board of Supervisors
2. Volunteer opportunities / activities
3. Creation of management plans
4. Fuels reduction projects
5. Management of Waterfall Fire and Utility lands (NRCS grants)
6. Silver Saddle Ranch cooperative agreement and charette process

MEMORANDUM

TO: Open Space Advisory Committee

FROM: Juan F. Guzman, Open Space Manager

SUBJECT: Cost relationship between recorded priorities for the Work Program and funding capacity. Open Space Advisory Committee December 15, 2008, meeting, Item 3B.

DATE: December 11, 2008

Chairman Hartman has requested that the information relating to costs of the acquisition projects be provided in relation to the proposed priorities. Below is a summary of that information.

A. Land Transactions	Grant	Q-18	Estimated Total
Horse Creek Ranch CE	Q-1 / \$500,000	\$500,000	\$1,000,000
Wilson Trust	Legacy / \$450,000	\$140,000	\$590,000
Jarrard Ranch	Q1 / \$3,000,000	\$1,000,000	\$4,000,000
Serpa - Carson River Lands	Q1 / \$1,125,000	\$1,125,000	\$2,750,000
Joost Property	N/A	\$995,000	\$995,000
Donation/Bawden/Millard Wetland	N/A	\$5,000	\$5,000
Donation by Vidler - Hells Bells	N/A	\$2,000	\$2,000
Long, Darling, Schulz	SNPLMA	-0-	SNPLMA
Potter Property	TBD	100%	TBD
Masonic Lodge	TBD	100%	TBD
Bently Property	TBD	100%	TBD
Donation by Vidler - Hells Bells	N/A	\$2,000	\$2,000
Pederson Property	TBD	100%	TBD
Totals:	\$5,075,000	\$3,767,000	\$8,842,000

The present budget balance is for \$2 Million in the acquisition account. There is \$2,879,300 already awarded from the Q-1 Program that will be added to our acquisition account once the funding agreement with the State of Nevada is approved by the Board of Supervisors. That will result in a total balance of \$4,979,300 in the acquisition account.

Western Opportunities Map		Completed Transactions		In Progress	
Map No.	Previous owner	Size - Acres	Public ownership	Grants Awarded / Potential	Approx Cost
10	Fagen	370	Carson City	Q-1 / \$1M	\$2.3M
12	Fagen				
15	Swafford	320	USFS	N/A	\$3.1M USFS (\$30K Carson City)
16	Swafford				\$400K
20	Hutchinson	40	Carson City	Q-1 / \$300K	\$600K, then sold to USFS for \$1.2M
43	Uhalde (Gilbert)	40	USFS	N/A	\$10K transaction cost, land donated
48	Casey	77	Carson City	N/A	
In Progress					
Map No.	Current owner	Size - Acres	Comments	Grants Awarded / Potential	Approx Cost
2	Steidley	133	Staff has deferred to the USFS since the owner obtained a favorable recommendation through SNPLMA. The USFS has completed the field review and anticipates submitting an updated purchase analysis and title commitment by end of October 2008.	SNPLMA	USFS will appraise
6	Wilson	15	The subject of the Legacy Program nomination with a \$500K award. The trust agreed to sell us both parcels, consisting of a total of 111 acres. Anticipate closing in January 2009.	Legacy / \$450,000 (for two parcels)	\$585,000 (for two parcels)
7	Wilson	96	The subject of the Legacy Program nomination with a \$500K award. The trust agreed to sell us both parcels, consisting of a total of 111 acres. Anticipate closing in January 2009.	Legacy / \$450,000 (for two parcels)	\$585,000 (for two parcels)
11	Fagen	20	Owner will offer to Open Space.	Q-1	Not appraised
14	Fagen	140	Conservation easement parcel. Being drafted.	Q-1 / \$596,347	Not appraised
23	Long	200	Staff submitted an application to the Forest Legacy Program in August 2008 and anticipates submitting an application for SNPLMA funding in October 2008. Mr. Long has been approached by commercial developers regarding this property.	Forest Legacy, SNPLMA, or Q-1	Not appraised
24	Darling	35	Staff submitted an application to the Forest Legacy Program in August 2008 and anticipates submitting an application for SNPLMA funding in October 2008. To facilitate the application process, staff is in the process of negotiating a contract for the Phase 1.	Forest Legacy, SNPLMA, or Q-1	Not appraised
25	Schulz	15	Staff submitted an application to the Forest Legacy Program in August 2008 and anticipates submitting an application for SNPLMA funding in October 2008. To facilitate the application process, staff is in the process of negotiating a contract for the Phase 1.	Forest Legacy, SNPLMA, or Q-1	Not appraised
33	Masonic Lodge	80	The Masonic Lodge recently contacted staff regarding a possible transaction.	Q-1, non-profit category	Appraisal out-dated
36	Joost	20	Q1 did not approved funding towards the purchase of the northern 20 acres. The owner has offered a bargain sale if the purchase can close by December 15, 2008. Owner will donate easement upon purchase of the 20-acre parcel.	Q-1 / not awarded. Q18 Open Space	Appraised value \$1,413,800. Bargain sale offered at \$990,000.
36	Joost	50' x 1000'	Q1 approved funding in July 2008 towards a 50' wide road needed for access and fuels management. Owner will donate easement upon purchase of the 20-acre parcel.	Q-1 / \$61,125 (to be declined)	\$81,500
40	Pederson	25	This parcel is very important for NRCS flood prevention projects and rehabilitation of the Premier drainage.	N/A	N/A
51	Potter	20	Being pursued by staff at the present time. The road title for Ormsby Blvd has delayed progress on this transaction. Appraiser contacted, staff accessing grave sites' historic importance.	Q-1	Not appraised

Western Opportunities Map Completed Transactions		in Progress	
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48	Casey	77	Carson City
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40	Pederson	25	This parcel is very important for NRCS flood prevention projects and rehabilitation of the Premier drainage.	N/A	N/A
51	Potter	20	Being pursued by staff at the present time. The road title for Ormsby Blvd has delayed progress on this transaction. Appraiser contacted, staff accessing grave sites' historic importance.	Q-1	Not appraised

Western Opportunities Map Inactive							
Map No.	Current owner	Size - Acres	Comments	Grants Awarded / Potential	Approx Cost		
3	Giannotti	160	Due to its remoteness, the Committee instructed staff not to pursue it for the time being. Not for sale but are reserved for an exchange with the USFS.	N/A	N/A		
4	Giannotti	80					
5	Giannotti	80					
8	Benne-Marshall	43	A willing seller, however, the estimated value is not commensurate with the expectations of the owner and staff has not actively pursued the purchase of this parcel.	N/A	N/A		
9	Hertz	51	Not being pursued by staff.	N/A	N/A		
13	Schulz	40	Owners considering a conservation easement	Q-1	N/A		
17	Schulz	42	Conservation easement potential.	Q-1	N/A		
18	Schulz	79	Potential conservation easement.	Q-1	N/A		
19	Schulz	80					
21	Schulz	278	Robert Schulz property - would like to develop portions of this property.	N/A	N/A		
22	Itlido Profit Sharing Trust	13	In September 2008, the owner asked staff regarding interest and consideration.	N/A	N/A		
26	Serpa	60					
27	Serpa	80	Due to be dedicated as part of the Timberline Subdivision.	N/A	N/A		
28	Serpa	39					
29	Serpa	39					
30	Serpa	41	Must be purchased if it were to be desired by Open Space. Old Timberliner Phase 4 parcels	Forest Legacy or Q-1	N/A		
31	Hamm	184	Formerly owned by Mr. Meason. Is not on the market for our consideration but very important for trail connectivity.	N/A	N/A		
32	Hamm	20					
34	Glenn and Skarakis	41	Not on the market.	N/A	N/A		
35	Joost	46					
37	Joost	3	Not on the market.	N/A	N/A		
38	Joost	26	Not on the market; however, some discussion regarding flood improvement through NRCS grants.	N/A	N/A		
39	Adams	11	Important for NRCS flood prevention projects.	N/A	N/A		
41	Hamilton	9					
42	Hamilton	26	Staff has not pursued this parcel. Partially improved parcel.	N/A	N/A		
44	Weise	23	Staff has not pursued this parcel, the trust is not a willing seller at this time.	N/A	N/A		
45	Weise	25	Staff has informally pursued this parcel. The trust is not willing to sell at this time.	N/A	N/A		
46	Jenkins	59	The recently proposed development has been dropped. The parcel is on the market.	N/A	N/A		
47	Weise	95	Staff has not pursued this parcel formally. We have expressed interest, but trust is not a willing seller.	N/A	N/A		
49	Combs Canyon LLC	25	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. A subdivision was approved for the parcel.	N/A	N/A		
50	Combs Canyon LLC	57					
52	Stanton Park Development	251					
53	Stanton Park Development	147	The recently proposed development (Summerhawk) has been postponed. Owner is willing to sell to Open Space, exploring terms.	Q-1	N/A		
54	Stanton Park Development	73					
55	Hanser Investments LLC	29	The recently proposed development (Summerhawk) has been postponed. Owner is willing to sell to Open Space, exploring terms.	N/A	N/A		
56	Hanser Investments LLC	43					

Carson River Opportunities Map			
Completed Transactions			
Map No.	Previous owner	Size - Acres	Public ownership
7	Andersen	86	Carson City
N/A	Desormier	19	Carson City
N/A	Bernhard	62	BLM - Sold to BLM for \$2.2 M
N/A	Mexican Dam	64	Carson City
In Progress			
Map No.	Current owner	Size - Acres	Comments
3	Jarrard		
4	Jarrard	397	A Q1 grant application for the Jarrard property was approved for \$3 million. Negotiations with the owner continue.
5	Jarrard		
6	Jarrard		
8	Serpa		
9	Serpa	406	Q1 approved funding in July 2008. The owner is pursuing a new appraisal.
10	Serpa		
11	Serpa		
13	Serpa		
14	Bentley	412	Being pursued by staff and the lawyers for Mr. Bentley. Appraisals conducted, some Superfund designation work with RCI on white paper.
15	Bentley		
N/A	Vidler (Hells Bells)	37	Proposed donation of approximately 37 acres plus a trail connection between Empire Ranch Trail and Riverview Park.
Inactive			
Map No.	Current owner	Size - Acres	Comments
1	Bentley	12	
2	Bentley	24	Mr. Bentley has stated through his lawyer that he is willing to negotiate with us, prior offer declined.
12	Comstock Enterprises	41	The Board decided not to pursue this acquisition in 2002.
16	Erickson	33	
17	Erickson	142	The lands were recently placed on the market.

Map No.	Grants Awarded / Potential	Approx Cost
7	Q-1 / \$1.75M	\$3.5M
N/A	Q-1 / \$129,070	\$300K
N/A	N/A	\$1M
N/A	N/A	\$1.65M

Map No.	Grants Awarded / Potential	Approx Cost
3	Q-1 / \$3M	\$4M
8	Q-1 / \$1,125,000	\$2.1M
14	Q-1	\$1.6M
N/A	Donation	\$5,000 towards escrow expenses

Map No.	Grants Awarded / Potential	Approx Cost
1	Future Q-1	N/A
12	N/A	N/A
16	N/A	N/A
17	N/A	N/A

Acquisition	Recommended Priority	Staff time	Budget	Comments
V&T Railroad Project	M	*	\$	This relates to the Serpa/Bentley acquisition in the river canyon. Staff participation involves the potential acquisition of lands as well as facilitation for the development of a pedestrian trail in the vicinity of the train route. The cost includes the White Paper report completed by RCI.
Dedication of lands in relation of the Timberline Subdivision	L	*	\$	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. There was no progress on this item during 2007. The cost includes the Phase 1 and escrow.
Administrative Reports to the Board of Supervisors	H	*	\$	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 3 years. Instead, the Board of Supervisors has been presented with a work program and this report and a financial summary.
Fiscal Impact of Open Space	H	*	\$\$	The Board of Supervisors asked for the Open Space Advisory staff and members to work on a study to demonstrate the monetary impacts of the Open Space Program. Other priorities have curtailed working on this project. Use of consultants anticipated.
Federal Agency Plans	H	*	\$	At the present time, the Pinenuts Plan and Environmental Analysis are pending. With the adoption of the Unified Pathways Master Plan, staff has a better resolution to the off-road vehicle designated route. The Carson Range wildfire prevention strategy is going through public hearings.
Federal Lands Bill	H	***	\$\$	This project was initiated by the City Manager's office, and managed by the Open Space Program and Planning Department. In July 2008, the bill was introduced in Congress.
Zoning Designation for Open Space	L	*	\$	This project was precipitated by changes in the Planning Department relating to the zoning code. The Master Plan has been completed, and now it is important to execute this project once urgent matters are worked on.
Hillside Development Standards	L	*	\$\$	Member Bruce Scott has proposed that a way to lessen impacts on hillsides and surrounding environments is by having better standards. This project was discussed with Walter Sullivan and Lee Plemel, Community Development Director. With the adoption of the master plan, there must be impetus for the implementation of this project through the development of codes. Lee suggested that we first inventory the present regulations.

Legend:

Recommended Priority
 H = High
 M = Medium
 L = Low

Staff time
 * = <1 hr per week
 ** = 1-5 hrs per week
 *** = 5-10 hrs per week

Budget
 \$ = \$0 - \$5,000
 \$\$ = \$5,000 - \$10,000
 \$\$\$ = Over \$10,000

Legend:	Recommended Priority H = High M = Medium L = Low	Staff time * = <1 hr per week ** = 1-5 hrs per week *** = 5-10 hrs per week	Budget	
			\$	Over
			\$ = \$0 - \$5,000 \$\$ = \$5,000 - \$10,000 \$\$\$ = Over \$10,000	
Development Projects				
Mexican Ditch Bridge	H	**	\$\$\$ Q-1 \$85,000; State Parks Rec Trails \$40,000; Q18 Open Space \$40,000-\$65,000	The bridge abutment construction and installation contract was awarded at the Board of Supervisors on October 2, 2008. Construction will begin in October 2008, and completion is anticipated to be in January 2009.
Fulstone/Lompa Wetland Enhancements	H	**	\$\$\$ CWSO \$20,000; Q-1 \$75,000; State Parks Rec Trails \$100,000	Wood Rodgers was contracted for the design of wetland enhancements, and the Fulstone Wetlands plans are 95% complete. Staff submitted written materials to NDOT regarding openings in the chain-link for access between the wetlands and the NDOT multi-use path.
Carson River Aquatic Trail Plan	H	*	\$\$\$	The Carson River Aquatic Trail Plan is under the leadership of the Parks and Recreation Department. Due to the passive recreation opportunities and environmental components, staff has played a role in submitting grant applications and obtaining significant funds for trailhead improvements to the Morgan Mill Road River Access Area. Hansen Landscape Architects was contracted to lead the design and planning efforts, which have just begun.
Westside Bike Path (Jeff Potter Initiative)	H	*	N/A	Staff met with local residents interested in constructing a bike trail across the western slope and primarily located on US Forest Service lands. Staff advised contact with the US Forest Service and possible partnerships.
Linear Park	H	**	N/A Q-1 \$65,000; State Parks Rec Trails \$100,000; Q18 Trails; \$25,000 Q18 Open Space	Trail construction on the base bid plus one bid alternate (to complete the paving around the Moffat parking area to Hells Bells Road) will begin in October 2008. The project quotes were higher than the project estimates, therefore the trail improvements along the east side of the Moffat Property will not be constructed just yet.
Tahoe Bike Path	M	**	N/A	When Q1 was approved, \$5 million was awarded the Carson City, Washoe and Douglas counties towards the Tahoe Bike Path project. EDAAW was contracted to conduct a feasibility study, identify potential alignments, and provide construction documents on two demonstration projects - one each in Washoe and Douglas counties. To date, staff has simply participated in monthly meetings for this multi-jurisdictional project. See attached.
Lakeview Park Trailhead	L	*	\$ Nevada All-State Trail Riders \$10,000	Nevada All-State Trail Riders have begun conversation with staff regarding a proposed trailhead facility located at Lakeview Park. The Committee will be informed when further information becomes available and the Parks and Recreation Commission has also been informed.

Legend:	Recommended Priority	Staff time	Budget	
			\$	
	H = High M = Medium L = Low	* = <1 hr per week ** = 1-5 hrs per week *** = 5-10 hrs per week	\$ = \$0 - \$5,000 \$\$ = \$5,000 - \$10,000 \$\$\$ = Over \$10,000	
Information / Education	Recommended Priority	Staff time	Budget	Comments
Volunteer opportunities	H	*	\$	The Parks and Recreation Department receives several calls throughout the year inquiring about volunteer projects. Best examples - wetlands.
Open Space Opportunities Map	H	*	\$	Update maps with latest acquisitions.
Open Space Property signage	H-M	**	\$\$	Staff proposes to develop signage to identify open space properties. The signage may include the property name, funding source, and special dedication words. See attached.
Property profiles/history	M-L	*	\$-\$\$\$	Staff have briefly discussed the opportunity and importance of documenting property history following acquisition. Information may include previous owners, previous and/or historic land use, possible use by Native Americans and early explorers, any role during the Cornstock era, etc.
Website	Recommended Priority	Staff time	Budget	Comments
Resource Management Management Plans	M	*	\$	The website will be updated as staff time allows.
Fuels Reduction	H	**	\$\$\$	Staff reviewed the Moffat Property management plan. For additional examples, staff reviewed materials provided by Nevada State Parks and materials collected at the Rally.
Management of Waterfall Fire and Utility Lands	H	**	\$\$\$ SNPLMA \$437,454	Staff recently signed a funding agreement with BLM/SNPLMA for hazardous fuels projects as identified in the April 2007 application. Staff anticipates coordination with the Carson City Fire Department and other agencies on fuels projects. See attached.
Silver Saddle Ranch	H	**	\$\$\$ NRCS WHIP \$309,000, NRCS WHIP for Kings Canyon \$120,000, NRCS FY 08/09 \$240,000	Resource Concepts, Inc. finished assessment of watershed, finished design and construction of the Premier drainage headcut, and began design of dispersion dams at Quill Ranch.
Invasive weeds	M	**	\$\$	Carson City has a cooperative agreement with BLM for the management of Silver Saddle Ranch. In addition to managing the haying lease, staff participates in meetings with Friends of the Silver Saddle Ranch (FOSSR). Staff is currently reviewing draft minutes and maps from the Silver Saddle Ranch and Carson River corridor design charrettes held in Spring 2008.
Management of Off-Highway Vehicles	L	*	N/A	Staff has participated in quarterly meeting and anticipates continued coordinated efforts with the Carson City Weed Coalition.
				This issue strongly relates to the Unified Pathways Master Plan. Staff, as well as many concerned citizens across the state, have commented to the Nevada Legislative Committee on Public Lands regarding this increasing recreation activity and environmental impacts. It may be necessary to create local ordinances, measures, and policies for implementation of the plan. This has been a long-lasting issue for Vice Chairman Dan Jacquet. There was no significant work on this project in 2007.

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In response to a question, he advised that the per acre price for the Joost easement was approximately \$70,000. The per acre price for the 20-acre purchase is about \$60,000. Mr. Guzman advised this is the appraised value. He reiterated that Mr. Leid's property is located within an Open Space Program "priority area, ... it's just that right now is not the timing given our finances."

Member Lincoln expressed agreement that the "expectation and per acre value is way out of line." Vice Chairperson Jacquet entertained a motion. **Member Lincoln moved to instruct staff not to pursue active negotiations with Mr. Leid toward the purchase of this property until a reasonable expectation of value and source of potential funding has been identified. Member Perock seconded the motion.** Vice Chairperson Jacquet called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

* **3-B. DISCUSSION AND POSSIBLE ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING A WORK PROGRAM FOR THE ADMINISTRATION AND EXPENDITURE OF FUNDS FOR LANDS FROM THE OPEN SPACE DIVISION OF THE QUALITY OF LIFE FUND FOR ACQUISITION, RESTORATION OF NATURAL RESOURCES, DEVELOPMENT, AND CONSTRUCTION WHICH AFFORD PUBLIC ACCESS, MAINTENANCE, CONSERVATION PLANNING, AND MANAGEMENT OF REAL PROPERTY FOR OPEN SPACE (6:16:58)** - Mr. Guzman introduced this item, reviewed the agenda materials, and requested input of the committee members. Member Scott noted a correction to the estimated total figure for the Serpa - Carson River lands reflected in the table which was part of the December 11th memorandum included in the agenda materials. He discussed the importance of accountability "in what we do," and suggested considering priorities. He expressed a preference to finish up the Horse Creek Ranch conservation easement, and to emphasize the Jarrard Ranch transaction. Mr. Guzman discussed available funding for the Jarrard Ranch transaction, as reflected in the memorandum, and discussed Mr. Jarrard's interest in demonstrating the land's value. He anticipates that Division of State Lands representatives will insist on closing the transactions for which Question #1 funding has been allocated within six to eight months. He advised that time is of the essence for the Question #1-funded projects. In response to a question, he discussed the V&T Railway reconstruction project in relation to the Serpa - Carson River Lands transaction. He further discussed the possibility of collaborating with the V&T Railway Reconstruction Commission to acquire land. At Vice Chairperson Jacquet's request, he pointed out and discussed the pertinent Serpa - Carson River properties on a displayed map.

In response to a question, Mr. Guzman emphasized that the failure of the V&T ballot initiative does not place a more significant burden on Open Space Program funds for purchase of the Serpa - Carson River lands. "We have a work program and ... priorities, ... a master plan. ... We are buying these lands because they have intrinsic open space value not because the V&T needs them." Acquisition of the Serpa - Carson River lands is of sufficient importance to the Open Space Program "indifferent of the V&T project." Member Scott suggested making time available to the new supervisor and mayor, either as a committee or from a staff perspective, to acquaint them with the Open Space Program. He expressed support for the staff report and the summary, and appreciation for the financial information in consideration of establishing priorities.

Mr. Guzman reviewed the status of the capital improvements projects, the Horse Creek Ranch conservation easement transaction, and the fuels reduction program, as outlined in the staff report. He acknowledged that the fuels reduction program funding was allocated from the Southern Nevada Public Lands

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Management Act earmarked through the White Pine County federal lands bill. In response to a further question, he advised that no match was required. Member Lincoln commended Mr. Guzman and Open Space Coordinator Ann Bollinger on presentation of the work program. Vice Chairperson Jacquet commended Mr. Guzman on the concise demonstration of priorities and funding. He expressed general agreement with the listed priorities, and with Member Scott's preference to emphasize acquisition of the Jarrard property with the understanding of the requirement for a willing seller.

Vice Chairperson Jacquet entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors for staff to continue to work on the land transactions, capital improvements / projects, planning activities, and management activities, as presented in the staff report. Member Scott seconded the motion.** Vice Chairperson Jacquet called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL AND USE OF THE REVISED TEMPLATE FOR THE FUNDING AGREEMENT AND DEED CONSERVATION EASEMENT BY WHICH THE STATE OF NEVADA WILL TRANSFER FUNDS TO CARSON CITY FOR THE PURCHASE OF OPEN SPACE PROPERTIES (6:44:29) - Mr. Guzman introduced this item, and reviewed the most recent revisions to the funding agreement template, in conjunction with the staff report. Member Scott expressed appreciation for the involvement of Supervisors Shelly Aldean and Robin Williamson in getting the funding agreement template approved by Division of State Lands representatives. **Member Scott moved to recommend approval of the funding agreement template by the Board of Supervisors. Member Riedl seconded the motion.** Vice Chairperson Jacquet called for public comment; however, none was forthcoming. Mr. Guzman acknowledged that approval of the funding agreement by the Board of Supervisors would result in allocation of Question #1 funding. Vice Chairperson Jacquet called for a vote on the pending motion. **Motion carried 5-0.**

3-D. DISCUSSION ONLY REGARDING THE ENVIRONMENTAL PHASE I REPORTS FOR THE WILSON, SCHULZ, LONG, AND DARLING PROPERTIES LOCATED AT THE CARSON RANGE BETWEEN ASH CANYON AND KINGS CANYON - Deferred.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (6:48:55) - Mr. Guzman referred to the "FYI" items included in the agenda materials. In response to a question, he provided an overview of discussion which took place between Parks Department staff and members of the Advisory Board to Manage Wildlife, as reflected in the November 10, 2008 minutes included in the agenda materials, regarding the possibility of creating an additional public access point near the Harrison Bridge at the Carson River. (6:51:48) Mr. Guzman wished the committee members Merry Christmas, and advised that this would likely be Member Perock's last meeting. He advised that both Chairperson Hartman and Member Scott had requested reappointment, and that the application period had been extended until early January.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS (6:51:28) - None.