

**City of Carson City
Agenda Report**

Date Submitted: March 29, 2011

Agenda Date Requested: April 7, 2011

Time Requested: 15 Minutes

To: Mayor and Supervisors
From: Parks and Recreation Department - Open Space Division

Subject Title: Action to authorize the Open Space Manager to pursue a U.S. Forest Service Legacy grant, administered by the Nevada Department of Forestry, towards the purchase of the Benna-Marshall property consisting of approximately 45.5 acres located at the Carson Range and known as APN 7-091-15. (Juan F. Guzman)

Staff Summary: The owners of the property have approached staff with an interest to sell to Carson City as opposed to the U.S. Forest Service. The Open Space Advisory Committee previously recommended to investigate a "possible transaction." The property has been identified in the Open Space Master Plan as a high priority. The owners have reduced the asking price and through the Legacy grant a transaction appears to be feasible. The Nevada Land Conservancy has agreed to write the grant for this transaction.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to authorize the Open Space Manager to pursue a U.S. Forest Service Legacy grant, administered by the Nevada Department of Forestry, towards the purchase of the Benna-Marshall property consisting of approximately 45.5 acres located at the Carson Range and known as APN 7-091-15. (Juan F. Guzman)

Explanation for Recommended Board Action: This action will allow staff to work with the Nevada Land Conservancy to apply for a grant for approximately 75% of the cost of the transaction with the Open Space Program paying for the remainder. The subject property is adjacent to the Wilson Open Space acquisition which was also completed through the Legacy Program. This property is located at the gateway into the Lake Tahoe State Park and provides the only remaining motorized access within a mile of Hobart Reservoir. The land is visible from multiple areas of Carson City. It also provides magnificent scenic views of Eagle Valley. It contains a riparian zone, mature pine trees, and is used for public recreation. The owners are aware that the grant funding will not be available until 2013, that a federal appraisal will have to be conducted, and the offer cannot exceed the value of the appraisal.

Applicable Statue, Code, Policy, Rule or Regulation:

- Carson City Municipal Code 13.06
- U.S. Forest Service Legacy Program

Fiscal Impact:

- The asking price is \$6,500 per acre for a total of \$295,750. However, the total rounded-up estimated cost of the transaction equals \$316,000.
- Legacy Program 75% (approximately \$237,000)
- Carson City Open Space Acquisition Account 25% (approximately \$79,000). The current balance is \$1.3 million
- The loss of ad valorem taxes once the property is purchased
- An increase in the long-term management and stewardship responsibilities of the Open Space Program

Explanation of Impact: There will be a reduction in the ad valorem taxes if the property is purchased. The present taxes are \$326.11.

The purchase of this 45.5 acre property will increase the liability risk to Carson City due to the fire prone ecology of the Carson Range. The Legacy grant requires the preparation and implementation of a stewardship management

plan. Similarly to the adjacent Wilson property, the main cost will relate to forest thinning and fire prevention measures in the vicinity of Ash Canyon Trail. The initial cost for the implementation of the management measures for the Wilson property (111 acres) are estimated at \$30,000. After 5 years, there will be a reassessment of the fuels reduction management needs.

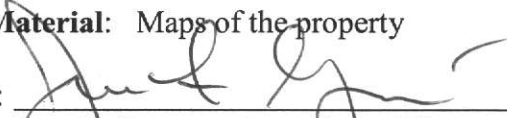
To manage these risks, the Open Space Program under the direction of the City Manager and assistance of the Fire Chief have begun to:

- Collaborate with the U.S. Forest Service, Nevada Division of Forestry, Nevada Division of State Parks, Douglas County, Washoe County, and Reno in the preparation of an overall fuels management plan for the Carson Range.
- Implement the Southern Nevada Public Lands Management Act fuels management grant providing for \$300,000 to be used in 5 years.
- Maintain a fire suppression cost account with a present balance of \$100,000.
- Maintain a fine fuels reduction program through the use of sheep at the interface in cooperation with the U.S. Forest Service and the Borda family.
- Share one full-time Ranger position within the Parks Department, assisted by two volunteers, in order to have a presence and facilitate the management of recreation in the lands acquired with Open Space funds.
- Maintain a relationship with the Nevada Division of State Parks backcountry ranger, U.S. Forest Service, and Nevada Division of Forestry personnel responsible for the management of lands within the Carson Range.
- Maintain a relationship with Muscle Powered in order to facilitate the provision of recreation facilities at lower elevations at the interface within Ash Canyon and Kings Canyon.


Funding Source: Open Space Question-18 Acquisition Account which has a present balance of \$1.3 million.

Alternatives: Not to pursue the grant

Supporting Material: Maps of the property

Prepared By: 
Juan F. Guzman, Open Space Manager


Date: 3/29/11

Reviewed By: 
Roger Moellendorf, Parks & Recreation Director

Date: 3/29/11


Lawrence A. Werner, City Manager

Date: 3/29/11


District Attorney's Office

Date: 3/29/11


Finance Department

Date: 3/29/11

Board Action Taken:

Motion: _____

1: _____ Aye/Nay

2: _____

(Vote Recorded By)