



Review Draft: January 10, 2014

Management Plan

For Carson City Open Space and Parks In the Carson River Area

Prepared for:

Carson City
Parks, Recreation &
Open Space Department

—and—

Bureau of Land
Management

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—with—

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List of Acronyms

BLM	Bureau of Land Management
CCMC	Carson City Municipal Code
CRNA	Carson River Natural Area
CWPP	Community Wildfire Protection Plan
EA	Environmental Assessment
EPA	U.S. Environmental Protection Agency
FOSSR	Friends of Silver Saddle Ranch
HMA	Herd Management Area
IMBA	International Mountain Bicycling Association
N/A	Not applicable
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NRCS	Natural Resources Conservation Service
NRS	Nevada Revised Statutes
OHV	Off-Highway Vehicle
OPLMA	Omnibus Public Lands Management Act of 2009
PNMTA	Pine Nut Mountains Trails Association
Q1	Nevada Conservation and Resource Protection Grant Program
Q18	Carson City's Quality of Life Initiative
UPMP	Unified Pathways Master Plan
USFS	United States Forest Service
V&T	Virginia and Truckee
WFRHBA	Wild Free-Roaming Horse and Burro Act

1.0 Introduction

1.1 Management Area Overview

The properties included in this Management Plan cover more than 5,300 acres managed by the Carson City Parks, Recreation and Open Space Department. The properties generally border the Carson River and extend from the Prison Hill Recreation Area in the south through the Carson River Canyon to just west of the Carson City/Lyon county line. The landscape contains irrigated pastures, jagged rock outcrops, rolling sagebrush-covered hills, floodplain, and a riparian corridor. Land and water-based recreational opportunities are available throughout the area.

Various restrictions and/or requirements such as the Conservation Easement (Appendix A), Programmatic Agreement (Appendix B), Open Space Program, and other agreements, encumber most of the lands. To provide clarity and some understanding regarding development and/or land use, the properties have been divided into categories and discussed according their restrictions. From the most restrictive to the least, the categories are:

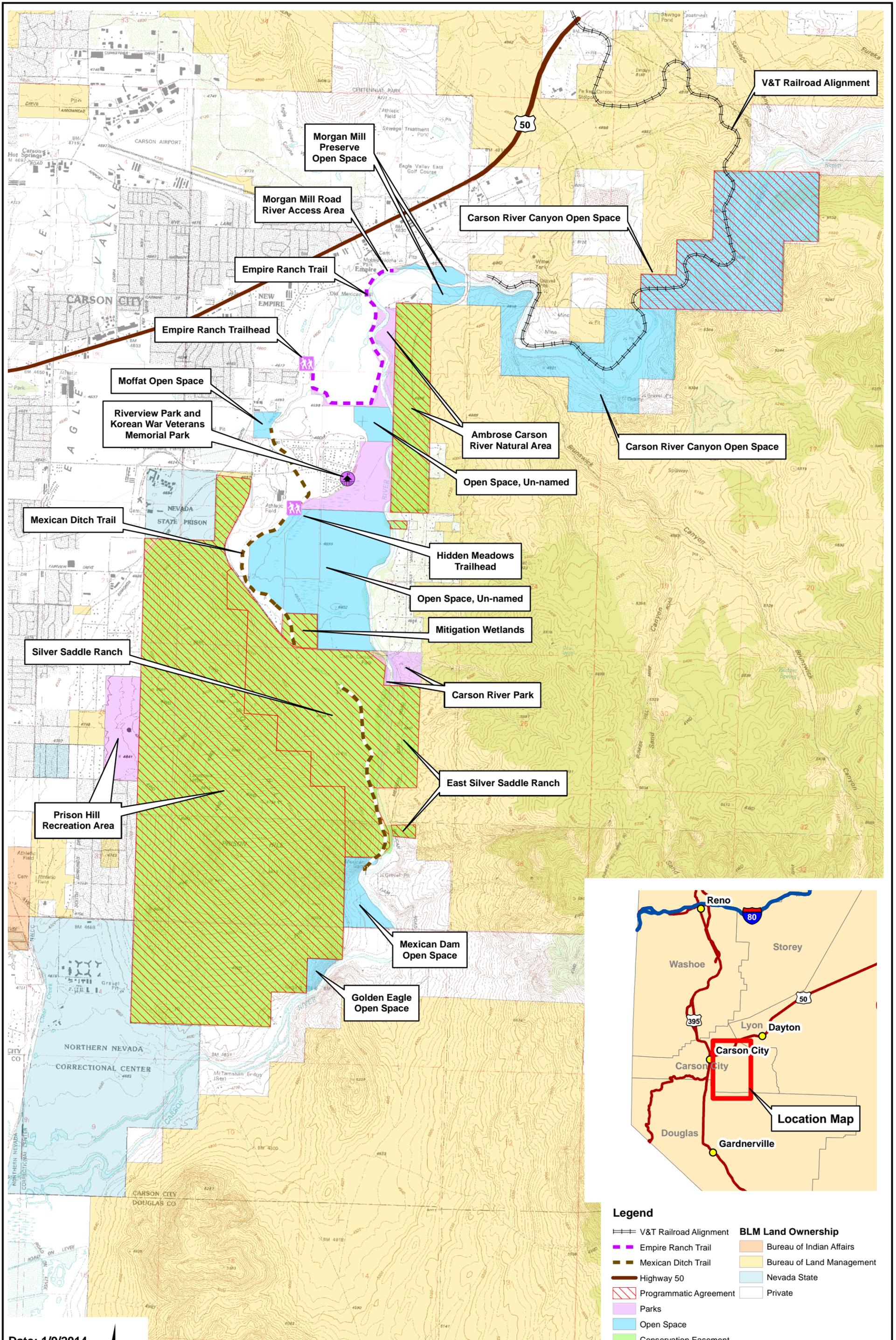
- 1) Conservation Easement lands: Lands transferred to Carson City by the BLM with a Conservation Easement and Programmatic Agreement;
- 2) Open Space: Lands acquired and managed by the Open Space Division; and
- 3) Parks: Lands acquired and managed by the Parks Division

Table 1 identifies the properties discussed throughout this Management Plan. Trails may traverse any or all of the areas. Individually, trails may not have encumbrances but the underlying ownership or trailhead may have restrictions. Figure 1 provides an illustration regarding their location.

Table 1. List of Properties and Acres

Conservation Easement Lands	Estimated Acres^{1/}
Ambrose Carson River Natural Area	265.4
Prison Hill Recreation Area	---
Motorized Use Area	956.8
Non-Motorized Use Area	1,543.2
Silver Saddle Ranch	---
Agricultural Lands	102.0
East Silver Saddle Ranch	114.6
Historic Ranch Complex	566.9
Mitigation Wetlands	25.0
Sub-Total	3,573.9
Open Space	
Carson River Canyon Open Space	871.3
Golden Eagle Open Space	19.3
Mexican Dam Open Space	64.3
Moffat Open Space	17.8
Morgan Mill Preserve Open Space	32.0
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	454.8
Open Space Property, unnamed (Vidler Water Company donation)	39.0
Sub-Total	1498.5
Parks and Trails	
Ambrose Carson River Natural Area	27.4
Carson River Park	36.0
Korean War Veterans Memorial Park	1.0
Prison Hill Recreation Area	114.2
Riverview Park	108.8
Sub-Total Parks	287.4
Carson River Aquatic Trail	10.1 miles to the county line
Empire Ranch Trail	38.7 acres/1.8 miles
Hidden Meadows Trailhead	0.3 acres
Mexican Ditch Trail (from Moffat Open Space to the Mexican Dam)	4.0 miles
Morgan Mill Road River Access Area	0.5 acres

^{1/} The approximate acres may be different than those identified in other documents. More detail is provided in Chapters 2, 3, and 4 of this Management Plan.



- Legend**
- V&T Railroad Alignment
 - Empire Ranch Trail
 - Mexican Ditch Trail
 - Highway 50
 - ▨ Programmatic Agreement
 - Parks
 - Open Space
 - Conservation Easement
 - BLM Land Ownership**
 - Bureau of Indian Affairs
 - Bureau of Land Management
 - Nevada State
 - Private

Date: 1/9/2014
RCI
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Figure 1
General Location Map of Management Plan Lands
 Carson City Parks, Recreation, & Open Space Department

0 0.5 1 Miles

Source: USGS 7.5' Quads

1.2 Purpose

The purpose of this Management Plan is:

- 1) To satisfy the requirement for a Management Plan as described in Section 7 of the Bureau of Land Management (BLM) and Carson City Conservation Easement (provided in Appendix A with the excerpt below) for the Conservation Easement lands;

The Management Plan will direct the use and occupancy of the Property, including agricultural operations, public day use and events. The Management Plan will consider the following factors in determining consistency with the conservation purpose and values for events: Size, duration, frequency, location and season of use. The Management Plan will also describe and direct appropriate use and occupancy for specific land use areas, including: Carson River – floodplain and riparian corridor; Prison Hill – motorized and non-motorized areas; agricultural lands – irrigated and non-irrigated; Historic Ranch Complex – Red House, White House, outbuildings and corrals; Ambrose Carson River Natural Area; Wetlands – mitigation wetland area; and East Silver Saddle Ranch - motorized staging areas.

(From Section 7 of the BLM and Carson City Conservation Easement)

- 2) To describe how Carson City envisions the landscape condition, development, and public use of other lands managed by the Carson City Parks, Recreation, and Open Space Department within Carson River vicinity;
- 3) To summarize the recommendations from the Conservation Easement’s Baseline Condition Report (Appendix C), Carson City’s Open Space Plan, Parks and Recreation Master Plan, and Unified Pathways Master Plan as it relates to the Management Area; and
- 4) To provide recommended actions to manage the Open Space and Parks.

1.3 Background

1.3.1 Past Planning Efforts

Management of the Carson River corridor has been discussed and planned by the public and Carson City officials for many years. Management specific to the Carson River corridor was proposed by the Carson City Board of Supervisors and river stakeholders in 1993. The stakeholder group envisioned creation of a corridor along the Carson River that would provide public access to the sixteen miles of river that flows through Carson City.

In February 1994, more than 100 citizens participated in a public workshop to address private property and natural resource concerns along the Carson River. Workshop participants expressed a strong consensus for respecting private property and protecting the integrity of the river environment. As a result, in April 1994 the Board of Supervisors adopted a resolution to form a task force, the Carson River Advisory Committee, to address the future of Carson River public lands in Carson City.

The Quality of Life Initiative, or Question 18, was passed by the Carson City voters in 1996 to fund the acquisition, development and maintenance of parks, opens space, trails and recreation facilities though an increase in the sales tax rate of $\frac{1}{4}$ of 1 percent. Forty percent of the funds was designated for open space, 40% was designated for the development of community park facilities and trails and 20% for the maintenance and operation of these new park facilities. Also, in 1996, the Carson River Advisory Committee completed the Carson River Master Plan. Since that time the river has been mentioned in numerous planning documents, many with a common theme of protecting the integrity of the river environment and keeping it in a natural condition.

Development of the Carson City Master Plan (2006) began in 2004. One of the “themes” behind the community’s visions was a balanced land use pattern. To achieve this, four guiding principles were identified, two of which include:

- 1) Encouraging infill and redevelopment within the City’s existing urbanized area; and
- 2) Maintaining a compact development footprint through the retention of public land, the acquisition of open space, and the protection of natural areas.

Concurrent with development of the Carson City Master Plan, Carson City staff began public discussions for a Federal Lands Bill. The Carson City Federal Lands Bill, similar to other counties throughout Nevada, identified certain BLM and United States Forest Service (USFS) parcels to be transferred into Carson City or private ownership. Specific uses were identified such as open space, parks, recreation facilities, trails, utility facilities, other public uses or economic development. In addition, certain Carson City lands were identified for transfer to each federal agency. The resulting Carson City Vital Community Act of 2008 was introduced in the U.S. Senate on July 31, 2008 by Senators Harry Reid and John Ensign. The final bill was adopted in the Omnibus Public Lands Management Act of 2009 (OPLMA). The Carson City Federal Lands

Bill required the development of a Conservation Easement on BLM's Silver Saddle Ranch, Prison Hill Recreation Area, and Ambrose Carson River Natural Area (Ambrose CRNA). The Conservation Easement was completed and signed on December 22, 2010.

Another document advising on the management of the Carson River was developed through the Friends of Silver Saddle Ranch (FOSSR) who obtained a community assistance grant through the National Park Service for the Silver Saddle Ranch and Carson River corridor in 2008. In partnership with Carson City and BLM, FOSSR and the National Park Service hosted a community charrette. This community-based process also included public lands to the north and south of Silver Saddle Ranch along the Carson River. This effort is documented by the 2008 report "Creating a Community Vision: Silver Saddle Ranch and the Carson River". The document was adopted by the Carson City Board of Supervisors and represents a common vision for public recreation, open space opportunities, and management of lands in the Carson River area. Information from this effort is repeated throughout this Management Plan and is referred to as the Charrette.

1.3.2 Current Planning Effort

This Management Plan draws from past planning efforts and documents relating to the Silver Saddle Ranch, Prison Hill Recreation Area and Carson River corridor. An overview of the cultural, natural, and recreational resources is provided. More in-depth resource reviews should be completed for specific areas as funding allows.

A project directive and work schedule were written by Open Space Program staff to guide the planning process for this Management Plan. Mr. Mark Kimbrough with WashoZephyr Consulting was hired under contract to complete this task. Mr. Kimbrough consulted with various Carson City departments, lead community stakeholder members, FOSSR, and the BLM. The draft plan was edited by Lynn Zonge with Resource Concepts, Inc. and Open Space Program staff and presented for public review and comment to the Carson River Advisory Committee (dissolved in February 2013), Open Space Advisory Committee, Parks and Recreation Commission, Planning Commission, and the Board of Supervisors for final approval.

1.4 Management and Guidance Documents

This section summarizes the agreements, plans and laws that pertain to the Management Area. Table 2 lists the existing documents and agreements and their relevance to this Management Plan. Excerpts from these documents are provided in shaded boxes throughout this document.

Table 2. Management and Guidance Documents

Document Name	Year	Relevance
BLM Conservation Easement for Omnibus Public Lands Management Act of 2009	2010	Conservation Easement Lands permitted uses, rights, required documentation
Carson City Master Plan	2006	Land categories
Carson City Municipal Code, Title 13	NA	Direction towards management of parks, recreation, and open space
Carson City Open Space Plan	2000	Management of natural resources in the river corridor
Carson City Parks and Recreation Master Plan	2006	Directs management of Carson City Parks
Carson City Unified Pathways Master Plan	2006 rev. 2007	Pathways, trailheads, facilities; motorized and non-motorized trails; river access, and compatibility of the river
Carson River Master Plan	1996	Management of natural resources in the river corridor
Carson River Watershed Adaptive Stewardship Plan	2006	Carson River floodplain management
Carson River Watershed Regional Floodplain Management Plan	2008	Protection of floodplain function and values
Creating a Community Vision: Silver Saddle Ranch and the Carson River	2008	Natural resources, trails and passive recreation
Programmatic Agreement	2010	Establishes procedures to protect cultural resources.

The Carson City Master Plan (2006) identifies and describes land use categories for the lands included in this Management Plan. These categories help to perpetuate the public vision for balancing resource protection and recreation. These categories include: Parks and Recreation, Open Space, and Public Conservation and are described in the following paragraphs.

Parks and Recreation (PR)

Primary uses are parks, pathways, and recreational facilities. Secondary uses include utilities such as municipal wells. These lands are intended to provide the community with active and passive recreation areas. Amenities are generally provided by the City, however, privately-operated recreational facilities, such as golf courses, are also included.

Open Space (OS)

Primary uses are publicly owned and accessible lands preserved by the City, other government agencies, or as part of a private development, such as a planned unit development, for conservation, resource protection, or recreational use. These areas may also be preserved without public access to protect sensitive natural areas. Secondary uses include utilities. These lands provide wildlife habitat, view protection and/or recreational linkages between different areas of the City. Public access may be provided with designated trails or bicycle facilities. Lands may be left intact as visual buffers along scenic

corridors or gateways, or to protect significant ridgelines visible from various areas of the community. Lands may be purchased outright by the City for public use, donated to private land trusts, or protected using another method, such as conservation easements, signage restrictions, and design controls.

Public Conservation (PC)

Primary uses are publicly owned and accessible lands preserved for conservation, resource protection, or recreational use by the BLM, the Forest Service, or the State of Nevada. Secondary uses include utilities. These are large tracts of property that are afforded preservation through public ownership. The lands provide natural resource protection, view protection, protection of steep slopes or other sensitive areas. Active uses include unimproved trails for hiking, biking, equestrian use, and off-road vehicle use. Public access is provided through formal or informal trails and roadways. Lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community.

2.0 Conservation Easement Lands

The purpose of the Conservation Easement is to protect, preserve, and enhance the conservation values of the Property in perpetuity and prevent any uses or development of the property that would conflict, impair, or interfere with those values, including, but not limited to, any future residential, non-agricultural commercial, industrial, mining or other incompatible development or improvements of the Property, unless expressly allowable under this Easement. It is the mutual interest of the BLM and Carson City to manage the Property for undeveloped open space, passive recreation, customary agricultural practices, and wildlife protection consistent with the conditions described in the Baseline Documentation Report.

(From Section 1 of the Conservation Easement, 2010)

2.1 Management Guidelines and Regulations

2.1.1 Management Focus

Carson City intends to manage the Conservation Easement lands following the Conservation Easement which states, “BLM and Carson City mutually agree that the conservation values include protection of natural resources, preservation of the Property for solitude and nature observation, maintaining green irrigated pastures and hay fields at Silver Saddle Ranch, protecting scenic resources including the preservation of dark skies, protecting cultural resources including the historic structures at Silver Saddle Ranch, promoting environmental education and interpretation, allowing public access, promoting the quality of life, and safety and tourism.”

2.1.2 Cultural and Historic Resources

A Programmatic Agreement between the BLM, Carson City, and the State Historic Preservation Office, with concurrence from the Washoe Tribe of Nevada and California has been executed for the cultural resources on the Conservation Easement properties. The Programmatic Agreement also includes the Bently property acquisition since federal grant funding was used for the purchase. The Programmatic Agreement provides details regarding Carson City’s responsibilities for the care and treatment of cultural resources. The Programmatic Agreement must be reviewed prior to initiating any projects to ensure that cultural resources area protected.

2.1.3 Permitted Uses

According to Section 5 of the Conservation Easement, Carson City is entitled to use and occupy the Conservation Easement lands, including the right to permit others to use and occupy the lands, in all uses not expressly prohibited consistent with the conservation purpose and values. Carson City may authorize third party uses of the lands, by lease, permit, or other means as provided, and those authorizations shall be subject to the terms of the Conservation Easement.

The following uses and practices, though not necessarily an exhaustive recital of consistent uses and practices, are permitted under the Conservation Easement, and are not to be precluded, prevented, or limited. They are set forth to establish specific prohibited and permitted activities and to provide guidance in determining the consistency of other activities with the conservation purpose of the Conservation Easement.

- ✓ To **reside on the Property** for the purpose of caretaking and management of the Property.
- ✓ The right to **lease, rent or permit** portions of the Property for agricultural use, together with the right to perform customary agricultural operations for the production of hay, pasture and cattle grazing, including the use of fertilizers, pesticides, herbicides and biocides in accordance with the Management Plan (described in Section 7 of the Conservation Easement), current environmental standards and practices and all applicable laws and regulations.
- ✓ The right to **prevent trespass** and control access to the Property.
- ✓ The right to **use water resources, including treated effluent**, on the Property for use in agricultural operations, wetlands management and for public consumption on the Property.
- ✓ The right to **store, gather, or dispose of agricultural products** and byproducts on the Property, including, but not limited to, agricultural refuse, burn piles, and animal remains, so long as it is done in accordance with all applicable laws and regulations.
- ✓ The right to **maintain and replace existing facilities and structures**. Replacement of existing facilities and structures must be approved by the BLM in writing, consistent with the conservation purpose and values. The size, location, style and use of the replaced facilities and structures will be considered by BLM in determining consistency with the conservation purpose and values.
- ✓ The right to conduct or permit **passive recreation activities** on the Property. Passive recreation are those activities that are temporary in nature and do not require development of permanent structures or facilities not already in place as of March 31, 2009 unless otherwise allowed under this Easement. Passive recreation may include without limitation fishing, birding, nature observation, hiking, running, mountain biking, equestrian riding, including horse drawn wagons and carriages, non- motorized boating, geo caching, swimming, and picnicking.

- ✓ The right to **conduct or permit events** on the Property. Events will be guided by the Management Plan (Section 7) and limited in size, frequency, duration, location and season of use, commensurate with the capacity of existing facilities and in a manner that would not conflict, impair, or interfere with the conservation purpose and values. Events may include without limitations private weddings and parties, music concerts, running events, environmental education, and equestrian activities.
- ✓ Except for official use, the right to use or permit the use of **motorized off highway vehicles** (OHV) on designated roads, trails and areas located in the south end of Prison Hill, consistent with the Management Plan (Section 7). OHV use may be restricted or prohibited if necessary to meet the objectives of the conservation purpose and values. OHVs may be allowed to use specific staging area(s) and designated trails located east of Sierra Vista Road, formerly known as Mexican Dam Road, for the purpose of access to the Pine Nut Mountains.
- ✓ The right to **construct and maintain trails and trailhead facilities**.
- ✓ The right to **conduct fuels reduction projects**. Vegetation may be removed, mowed, burned or otherwise treated, to reduce or eliminate fuels to suppress wildland fire in accordance with the conservation purpose and values of this Easement.

2.1.4 Prohibited Uses

According to Section 6 of the Conservation Easement, Carson City is prohibited from uses or development of the property that would conflict, impair, or interfere with the conservation purpose and values of these lands. The following activities and uses, though not an exhaustive recital of inconsistent uses and practices, are inconsistent with the conservation purpose and values of the Conservation Easement, and are expressly prohibited upon or within the Property.

- (a) The legal or de facto subdivision of the Property for any purpose, except as may be required by law for the uses permitted in Section 5 of the Conservation Easement or for a voluntary conveyance to a government or nonprofit entity for public access expressly permitted in Section 5.
- (b) Residential, non-agricultural commercial, industrial, mining, power production, municipal water development or other incompatible development or improvements of the Property, excepting production of power from wind, geothermal or solar facilities for exclusive use on the Property.
- (c) The sale, transfer or conveyance of the Property, or a portion of the Property, in accordance with OPLMA and subject to a reversionary interest held by the United States.
- (d) Organized sports requiring dedicated, constructed fields or courts.
- (e) OHV use except in designated areas.
- (f) Golf courses.

- (g) Hunting, over-night camping unless approved as part of an event, disc golf, paint ball games and hot air balloons.
- (h) Events – motorized events (other than OHV events at South Prison Hill), fairs & carnivals, cars shows and rodeos.
- (i) Disposal or unlawful storage of hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act, (CERCLA), 42 USC 9601 et seq.

2.1.5 Inspection, Management Plan, and Monitoring

The Conservation Easement reserved BLM’s right of access for its designated representatives over any and all lands under the Conservation Easement and as reasonably necessary to verify compliance by Carson City with the terms and conditions of the Conservation Easement. The Conservation Easement also identified the following remedies, listed by section, in case of a dispute between BLM and Carson City.

- 1) Rights of the BLM. To accomplish the purpose of the Conservation Easement the following rights are reserved by the BLM:
 - (a) To preserve and protect the conservation values of the Property
 - (b) To enter upon the Property at reasonable times in order to monitor Carson City’s compliance with and otherwise enforce the terms of the Easement
 - (c) To prevent any activity or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by such use or activity, subject to BLM’s Remedies.
- 2) Management Plan. BLM and Carson City will meet not less than every five years to review and, if necessary, modify the Management Plan to ensure that use and occupancy of the Property is consistent with the Conservation Purpose and Values.
- 3) Monitoring. The BLM will conduct a field inspection of the Property, at least annually, for the oversight and enforcement of the Easement subject to the following provisions:
 - (a) BLM will provide prior reasonable notice to Carson City to enter the Property for the purpose of an inspection(s);
 - (b) Carson City and BLM mutually agree to participate and cooperate in the performance of the field inspection(s) and any follow up meetings;
 - (c) BLM’s costs for the inspections, including labor, vehicles and other incidental expenses, will be reimbursed from the Silver Saddle Endowment Account, an account established in the Treasury of the United States and funded by Carson City.

RECOMMENDED ACTION(S) _____

The following actions are recommended in order to efficiently monitor and maintain a record of management for the Conservation Easement lands.

- ✓ BLM should submit a written report following the annual inspection.
- ✓ When reviewing the Management Plan, Open Space Division staff should provide a report of the actions on Conservation Easement properties over the preceding five years.

2.2 Property Locations, Characteristics, and Facilities

The Conservation Easement identifies the seven specific land use areas. The following sections provide further detail on the individual areas including appropriate use and occupancy.

- ✓ Carson River Floodplain and Riparian Corridor
- ✓ Ambrose Carson River Natural Area
- ✓ Prison Hill Recreation Area including
 - > Motorized Use Area
 - > Unmotorized Use Area
- ✓ Silver Saddle Ranch and Historic Ranch Complex
 - > Agricultural Lands – irrigated and non-irrigated
 - > East Silver Saddle Ranch
 - > Structures at Silver Saddle Ranch
 - > Mitigation Wetlands

2.2.1 Carson River Floodplain and Riparian Corridor

The Conservation Easement references the Carson River floodplain and Riparian Corridor. There are approximately 45 acres of the Silver Saddle Ranch and 25 acres of the Ambrose CRNA that include the Carson River and adjacent riparian corridor. The 70-acre corridor is dominated by cottonwood and willow and includes the river and the frequently flooded areas near the river bottom. This land is of particular interest because of the habitat and flood conveyance values provided by this land.



Photo 1. View of Carson River Corridor

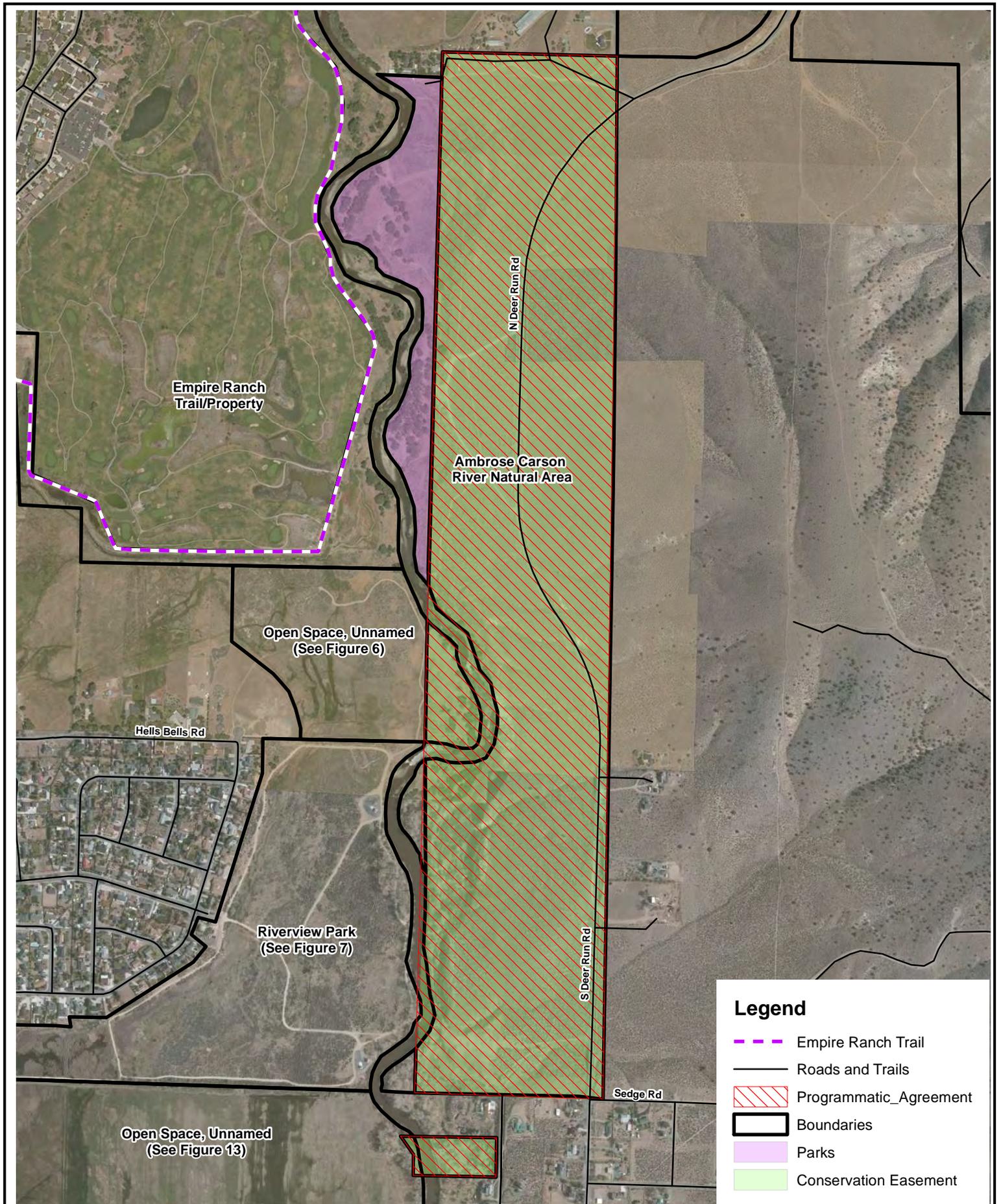
2.2.2 Ambrose Carson River Natural Area

The Conservation Easement portion of the Ambrose Carson River Natural Area (Ambrose CRNA) consists of lands transferred from the BLM to Carson City as identified in the OPLMA and with the Conservation Easement restrictions (Figure 2). Chapter 4 of this Management Plan discusses another area of the Ambrose CRNA acquired by Carson City in 1997 that is managed by the Parks Division and not subject to the Conservation Easement restrictions.



Photo 2. Riparian area at Ambrose CRNA

Previously, under BLM management, the Ambrose CRNA consisted of 175 acres including a 16-acre parcel located on the west side of the river. Under OPLMA, one parcel was divided and a few adjacent lands were identified for transfer (93 acres on the east side of Deer Run Road and two smaller parcels to the south). Carson City considers all of these lands – 265 acres – as part of the Ambrose CRNA.



Date: 1/8/2014



Figure 2
Ambrose Carson River Natural Area
 Carson City Parks, Recreation, & Open Space Department

0 1,000 2,000 Feet
 Source: BING Maps Imagery

The Ambrose CRNA lies along Deer Run Road (Figure 2). The majority of the land is upland sagebrush with sparse occurrences of bitterbrush, desert peach, ephedra, and rabbitbrush. Approximately 25 acres lie along river corridor and contain large cottonwood trees, willows, and other riparian vegetation. One of the smaller properties is a 3.38-acre parcel that lies approximately 400 feet to the south of Ambrose CRNA, between two residential lots. Though this area is located adjacent to Pinion Hills Drive, the steep topography makes it inaccessible. About one-half of this parcel is dominated by riparian vegetation and the other half by sagebrush. The other small parcel, 0.13-acre area, is located just across the river.

Ambrose CRNA provides non-motorized multiple-use recreation opportunities and access to the river corridor. The area contains informal trails with environmental education signage. Local schools visit the Ambrose CRNA to conduct their environmental education programs. Road and parking improvements made in 1998 were designed to accommodate large school buses. Recreational uses include walking, horseback riding, sightseeing, bird watching and relaxing. Because parking is located on a bluff above the river, access for rafting, kayaking or canoeing is not practical.

There is a single-track trail adjacent to Deer Run Road that was previously used by equestrians and is now used by dirt bikes. There are also several other trails throughout the Ambrose CRNA with frequent OHV trespass. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. Improvements should assist in managing motorized and non-motorized uses.

Carson City's Unified Pathways Master Plan (UPMP) identifies two proposed off-street, unpaved single-track trails located on each side of the road and one proposed off-street paved multiple-use path. Deer Run Road is identified as a shared street facility. No trails are identified in this area for motorized use.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Ambrose CRNA.

- ✓ OHV use will be prohibited. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. Fencing, signs, public outreach and education and further improvements should assist in managing motorized and non-motorized uses.

2.2.3 Prison Hill Recreation Area

The Conservation Easement portion of the Prison Hill Recreation Area consists of only those lands transferred from the BLM to Carson City as identified in the OPLMA and with the Conservation Easement restrictions. Chapter 4 of this Management Plan discusses an area of Prison Hill, located on the west side of the fence line near the Koontz Lane water tank, which was transferred from BLM to Carson City for Parks and Public Purposes and is not subject to the Conservation Easement restrictions.

The Prison Hill Recreation Area covers approximately 2,500 acres of rugged terrain located west of Silver Saddle Ranch. Prison Hill overlooks two Nevada prison compounds - the Northern Nevada Correctional Center and Stewart Conservation Camp to the southwest and the Nevada State Prison and Warm Springs Correctional Center to the northwest. Prison Hill is bordered by Golden Eagle Lane to the south, Edmonds Drive to the west, Carson River Road to the north, and the Silver Saddle Ranch to the east.

The slopes along in the southern half of Prison Hill are relatively gradual and the east, west, and north flanks are steep. There are four peaks that form a ridge approximately two miles long. The landscape includes rolling sandy hills and jagged rock outcrops. The tops of the peaks offer stunning 360-degree range of scenic resources. Elevations range between 4,680 and 5,724 feet.

The Prison Hill Recreation Area has two distinct parts: the northern and central section (approximately two-thirds of the area) with non-motorized recreational uses and the southern section (approximately one-third of the area) with motorized recreational use on roads and trails.

The northern and central section is popular with dog-walkers, hikers, trail runners and equestrians. Mountain biking is an acceptable use; however the sandy soils and steep, rocky trails present challenging conditions. The northernmost area near 5th Street has been impacted by vehicle use but it is not signed to indicate that motorized use is prohibited. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. A trailhead facility, as identified in the UPMP, and further improvements could assist in managing motorized and non-motorized uses. In the central area, trails originating from the public parking area on Koontz Lane by the Carson City water tank follow old roads that are steep and eroding, presenting negative visual impact from the urban area (Baseline Condition Report).



Photo 3. Prison Hill Motorized Area



Photo 4. Prison Hill Non-Motorized Area

The southern section is open to motorized use by off-highway vehicles (OHVs) and due to its proximity to Carson City it has been extensively used for the last thirty years. A large staging area has been denuded of vegetation and the soils have mostly eroded away to exposing granitic bedrock. Comparison of the size of this area now with aerial photos from the 1970s indicates the impacted site has not expanded since that time. Additionally there is no evidence of active erosional deposition (i.e. dunes) to the northeast of the site indicating soil erosion rates have stabilized. Since the highly impacted area has lost its topsoil, there is very little weed invasion. Roads and trails leading out this area are extensive and appear to be more numerous than in the past based on photo comparison. The increase in OHV impacts, based on comparing older aerial photos to recent ones, is dominated by single-track trails used by motorcycles. Two-track roads depicted in the Prison Hill Recreation Plan (1977) are still there and used extensively, but the number of roads have not increased. The main road to the summit along the west side is the border of the OHV use area and signs along the western edge marking the boundary exist, although several need maintenance or replacement (Baseline Condition Report).

Fuels reduction treatments were conducted on 26 acres in 2002 and 2008 along the west side of Prison Hill adjacent to residential fences. The disturbance associated with the fuels reduction treatments resulted in increased cheatgrass densities, which constitutes an ignition point for fire. Fires starting in this vulnerable area could easily spread, via the prevailing southwest winds, to the northeast and into the native shrub communities. The Baseline Condition Report includes two photos of the masticated areas with comments to monitor the native shrub succession into the introduced annual grass community.

RECOMMENDED ACTION(S) _____

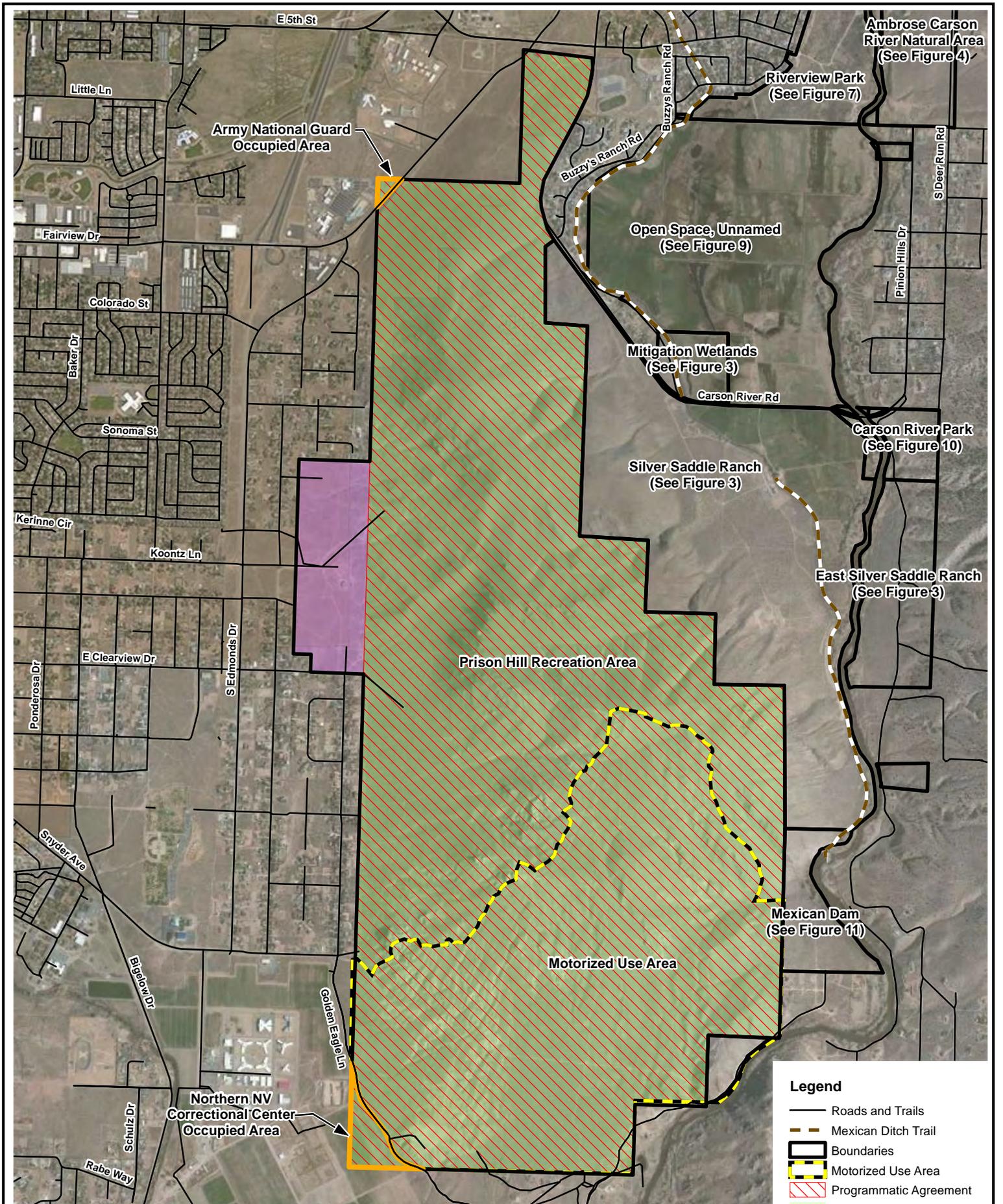
The following actions are recommended to manage the Prison Hill Recreation Area.

- ✓ Improve the trail from Koontz Lane trailhead to Silver Saddle Ranch.
- ✓ Develop a loop trail circling Prison Hill and connecting with Silver Saddle Ranch.
- ✓ Install and maintain consistent OHV boundary signs.
- ✓ Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc.
- ✓ OHV use on the north end of the Prison Hill Recreation Area, around 5th Street, is prohibited and should be managed as such. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. A trailhead facility, as identified in the UPMP, and further improvements should assist in managing motorized and non-motorized uses.
- ✓ Monitor the fuels reduction project on the west side of Prison Hill to see how fast shrub reinvasion occurs. A low-density native shrub community is preferable to cheatgrass.

Properties Managed by Other Entities

There are two properties located within the boundary of the Conservation Easement around Prison Hill that are managed by other entities: the Army National Guard and the Northern Nevada Correctional Center. Both of these properties are subject to prior agreements with the BLM, and neither property is subject to the terms of the Conservation Easement between the BLM and Carson City. Carson City has discussed the possibility of future federal legislation to formally exclude these properties from Carson City ownership altogether.

The Army National Guard occupies approximately 1.6 acres near the northwest corner of Prison Hill, on the west side of Fairview Drive. The land is presently used for parking and a solar panel array. The Northern Nevada Correctional Center occupies approximately 14 acres near the southwest corner of Prison Hill, on the west side of Snyder Drive. The land is used as irrigated pasture. These lands are illustrated by Figure 3.



Date: 1/9/2014



Figure 3
Prison Hill Recreation Area

Carson City Parks, Recreation, & Open Space Department



Source: BING Maps Imagery

2.2.4 Silver Saddle Ranch

The Silver Saddle Ranch was acquired by the BLM for its combination of recreation potential, unique natural resources and its strategic location as a natural bridge connecting the Pine Nut Mountains and the Prison Hill Recreation Area. The vegetation varies from cottonwood trees and willows along the riparian corridor to the irrigated pasture fields and sagebrush uplands. The Mexican Ditch traverses the property from north to south and provides water to irrigated pastures. The Mexican Ditch has been in operation since the 1860s. Figure 4 illustrates the Silver Saddle Ranch Area.

Visitor amenities include trailhead parking, one picnic area and two vault toilets. There are several trails throughout the ranch including the Mexican Ditch Trail and trails leading to the Prison Hill Recreation Area.

Fuels reduction treatments have been conducted on Silver Saddle Ranch. The mastication treatment areas were focused around the Red House complex and the White House complex. Additional vegetation management has included removal of willows and sagebrush along trails.

The Silver Saddle Ranch and Historic Ranch Complex can be described by several distinct areas;

- ✓ Agricultural Lands – irrigated and non-irrigated
- ✓ East Silver Saddle Ranch
- ✓ Historic Ranch Complex
- ✓ Mitigation Wetlands

2.2.4.1 Agricultural Lands

The Conservation Easement refers to irrigated and non-irrigated agricultural lands. Today, approximately 80 acres of Silver Saddle Ranch are irrigated and under cultivation for grass hay. The 80 irrigated acres are under a temporary permit that uses a portion of the water held under the municipal use permit (62775) at an agricultural duty to irrigate the pasture. The temporary permit must be renewed annually. There are approximately 22 acres of non-irrigated agricultural land.

The agricultural lands at Silver Saddle Ranch are leased to a contractor for hay production and grazing. The proceeds from the operation are used to offset the cost of the water provided by the City. There are a number of structures utilized and maintained for the irrigation network including irrigation ditches and headgates. After the last hay harvest, approximately 40-50 cattle graze this area. Grazing occurs throughout the fall and winter months and typically ends by March 31st. An irrigation tailwater collection area has developed into a wetland within the pasture area to capture irrigation run-off. It is quite effective and provides excellent winter thermal cover as well as spring and summer nesting areas for a variety of birds. It is fenced and protected from grazing.

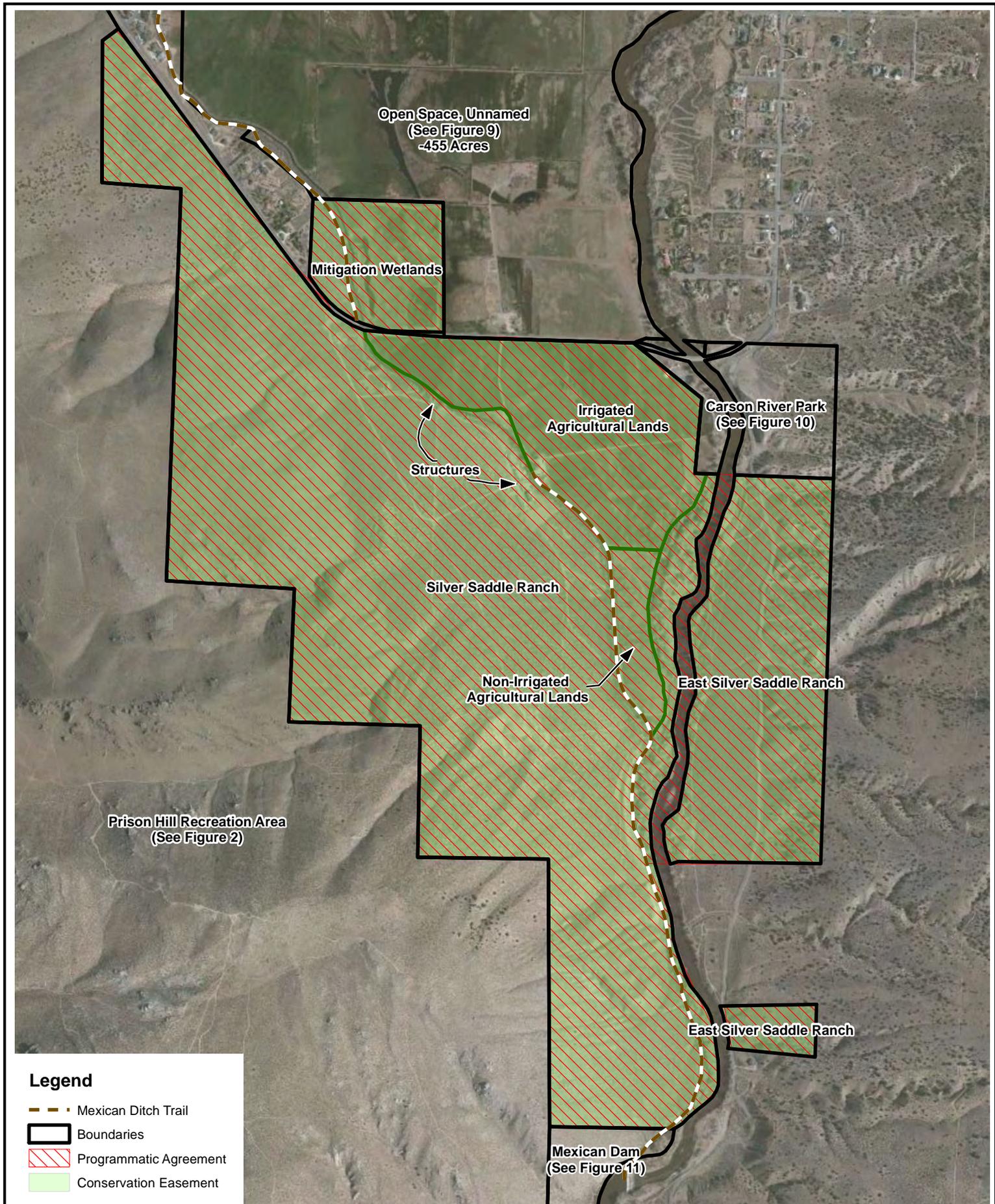


Figure 4
Silver Saddle Ranch, East Silver Saddle Ranch, And Mitigation Wetlands
 Carson City Parks, Recreation, & Open Space Department

0 1,000 2,000 Feet
 Source: BING Maps Imagery

Date: 1/8/2014





Photo 5. Irrigated Agricultural Fields

Management of the agricultural lands will be guided by a Conservation Plan that was developed by the Natural Resources Conservation Service (NRCS) and is provided in Appendix D. The Conservation Plan includes technical information such as land use maps, soils information, resource inventory, and engineering notes as well as practical information such as forage resources, grazing management, monitoring, and recommendations.

RECOMMENDED ACTION(S) _____

The following actions are recommended in order to efficiently manage the agricultural lands under the Conservation Easement.

- ✓ Continue annual renewal of the Silver Saddle Ranch water rights temporary permit but seek a long-term solution.
- ✓ Coordinate ranching and recreational activities to avoid conflicts.
- ✓ Coordinate with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures and other all other uses.
- ✓ Review opportunities to add acreages to the irrigated properties.

- ✓ The Conservation Plan developed by the NRCS provides recommendations on grazing management (stocking rate and duration), wildlife areas, fertilization, weed management, water management, monitoring, and contingency plans.
- ✓ The irrigated pastures must be kept active and green.
- ✓ To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted.

2.2.4.2 East Silver Saddle Ranch

East Silver Saddle Ranch is located on the east side of the Carson River. In total, there are approximately 115 acres located along the Carson River and both sides of Sierra Vista Lane. The draft maps for the federal legislation erroneously did not identify approximately 51 acres for transfer. The 51 acres are directly south of the East Silver Saddle Ranch lands and appear as a gap between land to the north and a 10-acre parcel that was included on the maps to the south.

The vegetation composition includes sparse, single-aged woody vegetation in the riparian corridor and sagebrush/bunchgrass plant communities in the uplands.

BLM constructed an unpaved multiple-use trailhead on the east side of Sierra Vista Lane. The trailhead is primarily used by OHVs to connect with the power line road and other roads leading into the Pine Nut Mountains. On the west side of Sierra Vista Lane, an existing unpaved road on the southern boundary provides vehicle access to a small parking area. This section of the river has sandy beaches and good access for visitors. Barricades were installed to keep vehicles out of the riparian corridor; however, they have been moved and vehicle trespass is common.

The Carson River Master Plan recommended restricted or limited OHV use along the river area because OHV use typically results in visual impacts, erosion, pollution run-off into the river, damage to vegetation and wildlife habitat, dust and air pollution, and noise.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage East Silver Saddle Ranch.

- ✓ Install and maintain consistent OHV boundary signs
- ✓ OHV access should be limited to the power line road and area uphill to the east only. OHV use onto adjacent public land must be coordinated with the BLM.
- ✓ Near the river, designate the parking area and maintain barriers to prohibit vehicle access into non-motorized use areas, the riparian corridor, floodplain and other sensitive areas.
- ✓ Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc.

2.2.4.3 Historic Ranch Complex

The Historic Ranch Complex includes the Red House, White House, outbuildings and corrals as well as 567 acres of sagebrush uplands associated with the Silver Saddle Ranch and adjacent acquisitions by BLM as described below.

In 1997, the BLM acquired the 703-acre Silver Saddle Ranch as part of a complex land exchange involving other lands throughout Nevada. This acquisition included property on the north side of Carson River Road (referred to as the mitigation wetlands in this plan) and on the east side of the river (East Silver Saddle Ranch). From 2003 to 2006, BLM acquired five adjacent properties (two parcels on the northwest, two on the south, and one on the east side of the river), which added 157 acres to Silver Saddle Ranch. The above total excludes the mitigation wetlands and East Silver Saddle Ranch since those areas are discussed in individual sections and, as previously discussed, excludes 51 acres on the east side of the river that were not identified for transfer.

Historic Ranch Complex Structures: Red House, White House, Outbuildings and Corrals

The Historic Ranch Complex includes 13 ranch-related buildings dating from the 1920s-1980s. Under the BLM management, the Red House served as a visitor center and an office and its neighboring sheds, root cellar, corrals and arena were open to the public. Other historic ranch structures such as the tool shed, foreman's shack, and vet shed were not open for public use.

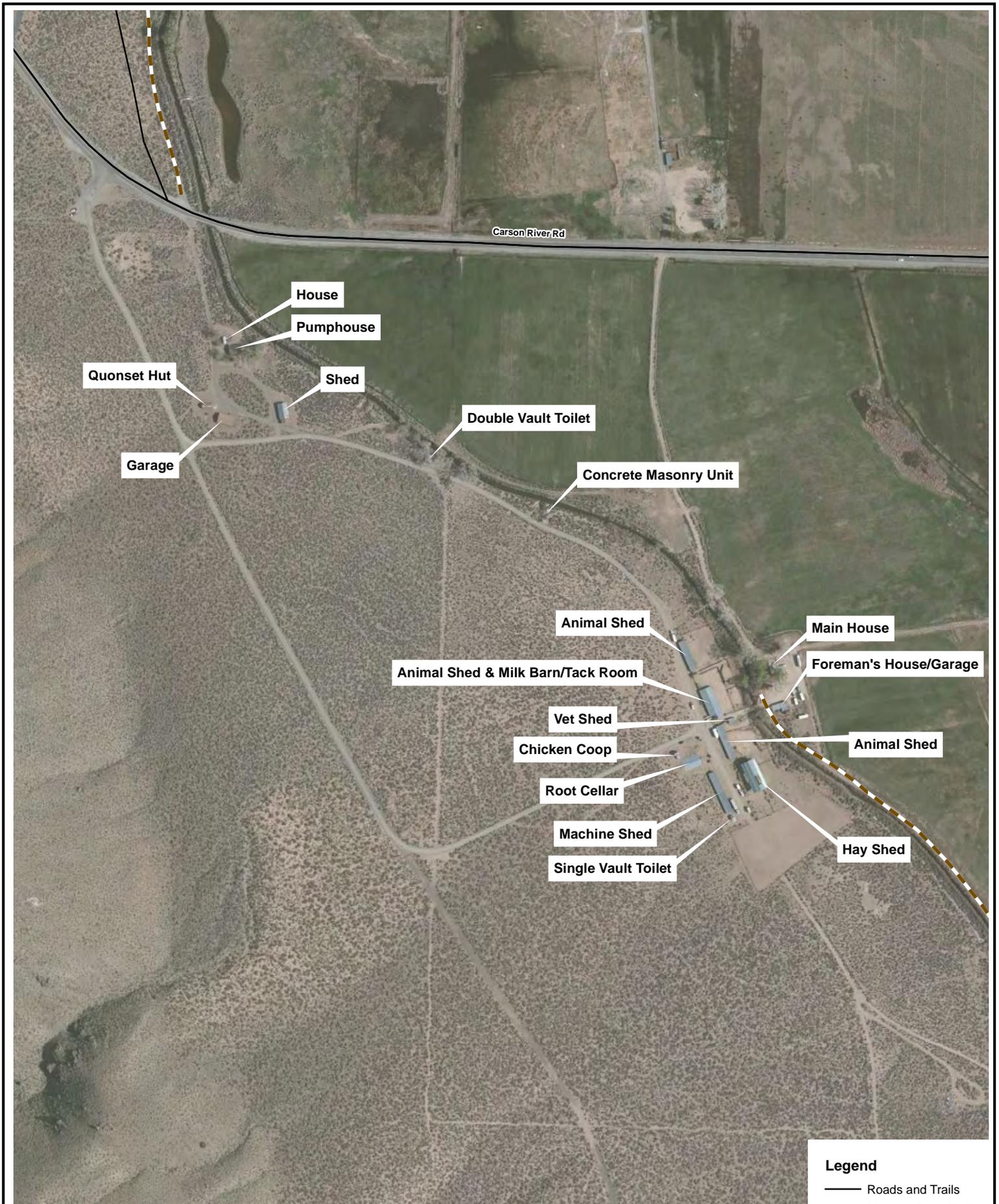
The White House Complex includes the White House, a working pump house, a Quonset hut and two garages. This complex was used by the BLM for storage, a workshop, and a residential area for the caretaker. The White House is unfit for human habitation and has been red-tagged by Carson City. The septic tank has been removed and back-filled. It is anticipated that the White House will be demolished.

Figure 5 illustrates the location of the structures at Silver Saddle Ranch and Appendix E provides details including construction date, size, and description. Replacement of existing facilities and structures must be approved by the BLM in writing, consistent with the conservation purpose and values. The size, location, style and use of the replaced facilities and structures will be considered by the BLM in determining consistency with the conservation purpose and values.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage Silver Saddle Ranch and the Historic Ranch Complex.

- ✓ Add Silver Saddle Ranch to the existing Carson City reservation system to include events, group use, and picnic facilities.
- ✓ Assess and evaluate the structures, including the water and electric system, for compliance with the Carson City Code and for public use. It is anticipated that the Root Cellar will be closed.



Date: 1/8/2014



Figure 5
Historic Ranch Complex Structures
 Carson City Parks, Recreation, & Open Space Department

0 325 650 Feet

Source: BING Maps Imagery

- ✓ Construct a group picnic area (pavilion with water and power) on site so that the Red House Complex may be eliminated from group-use functions (groups larger than 25 participants). The first group area may be near the White House complex and restroom. The second group area may be near the hay barn.
- ✓ Delineate “the historic ranch house complex and pasture” as described in the Charrette to protect the historic ranch facilities and interpretive theme of the site.
- ✓ Demolish the White House and replace with a facility in an appropriate location that provides:
 - > A visitor information station
 - > Office space for staff, Friends of Silver Saddle Ranch, and other volunteers
 - > An environmental education facility to accommodate 30 to 60 participants
- ✓ Develop a potable water system for public use at Silver Saddle Ranch. This may be accomplished by tying into the Carson City water system, upgrading one or both of the existing wells on the property, or by drilling new wells. A feasibility analysis should be prepared to determine the proper approach.
- ✓ Establish a visitor entrance area containing provisions for vehicles, equestrians, bicycles and pedestrians as they enter Silver Saddle Ranch. Review the traffic flow pattern to the Red House and establish a new parking area for the site outside the historic ranch complex. The goal is to enhance the visitor’s experience while protecting the historic ranch complex.
- ✓ Investigate and determine the structural condition of the hay barn. Evaluate the options to repair or replace the structure. Consider the use of the hay barn as a public picnic or gathering facility.
- ✓ Restore the trail south of the Red House Complex currently obstructed by the equestrian arena (Valley View Loop).

2.2.4.4 Mitigation Wetlands

The mitigation wetlands are located within a 25-acre site on the north side of Carson River Road just east and down slope of the Mexican Ditch. The Nevada Department of Transportation (NDOT) was required to establish a minimum of 15 acres of wetland to offset impacts associated with Phase I of the Carson City Freeway. On August 16, 2001, NDOT and Carson City entered into Agreement No. NM462-01-015 to identify and address commitments of each party regarding the required wetland mitigation as well as other components associated with the Freeway. Under Amendment No. 1 approved by the Carson City Board of Supervisors on March 20, 2003, Carson City was responsible for the wetland construction as well as the maintenance in perpetuity.



Photo 6. Mitigation Wetlands

The mitigation wetlands were designed and constructed by Carson City’s Engineering Department and encompasses approximately 20 acres within the 25-acre parcel. Water to sustain the wetlands is provided by the Mexican Ditch via a diversion structure located at the southwest corner of the wetland.

There are no facilities at the wetlands and currently there is no public access. The wetlands can be viewed from Carson River Road. The location is illustrated by Figure 4.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the mitigation wetlands.

- ✓ The current condition of this site indicates that better management and dedication of the water resources needs to be implemented so more of the site supports wetland vegetation.
- ✓ In the future, the wetlands may be open to the public but the season of use and type of use will be considered with protection of the wildlife utilizing the area. Dogs will be prohibited in this area to protect wildlife. Any future development should be limited to trails and an observation platform for viewing of birds and other wildlife.

2.3 Recreation Management

A Guiding Principal for Event Management:

Events should not be an unacceptable interruption to the recreational experience of the everyday visitor. The function should use areas and times that minimize the impact on others. The exception would be a few events a year that would be for the benefit of the entire community. The number of event participants should be based on the capacity of the area, resource protection and the visitor experience.

2.3.1 Conservation Easement Visitation

In a 2004 report, the BLM reported approximately 10,000 visitors a year at the Silver Saddle Ranch and Prison Hill Recreation Area. The majority of visitors to Silver Saddle Ranch and Prison Hill are local Carson City residents looking for a safe, scenic area to walk, hike, run, fish, swim, raft, horseback ride, picnic, and explore the historic ranch culture of western Nevada.



Photo 7. Participants in the Escape from Prison Hill Half Marathon Event

Silver Saddle Ranch has a history of organized events. The largest events draw between 100 and 200 people. The largest events in the past include equestrian trail trials and the annual Escape from Prison Hill half-marathon. The trail trials have included as many as 125 people with 70 trucks/trailers. Occasionally, these events negotiated parking on the pasturelands with the ranch contractor and/or BLM ranch manager. The Escape from Prison Hill half-marathon has included as many as 190 runners in recent years. The special recreation permit allowed up to 300 persons including race participants, race support and spectators. Limited parking is one of the considerations determining the maximum event size. Larger community-wide events at Silver Saddle Ranch and Prison Hill may be considered by the City in the future.

The Ambrose CRNA attracts at least 1,100 school kids annually for organized environmental education activities. The area offers river access, trees, shade, wildlife, recreation and environmental education opportunities. Recreational uses occurring at the Ambrose CRNA include walking, horseback riding, bird watching and relaxing. The Ambrose CRNA is also utilized as a raft/canoe rest area. The majority of use at the site is day use by local residents.

The City should periodically assess the appropriate visitation thresholds that can be attained and optimally managed. There has not been a problem with exceeding the capacity to date, but many of the properties throughout the river corridor were private until recently. As the pathway system expands, increased use is anticipated.

2.3.2 Facilities

The facilities available at each of the Conservation Easement lands are summarized in Table 3.

Table 3. Conservation Easement Lands – Facilities

	Trail Access Area or Trailhead ^{1/}	Approximate Miles of Non-Motorized Trails	Approximate Miles of Motorized Trails	Parking Spaces	Picnic Facilities ^{2/}	Restrooms	Comments
Ambrose Carson River Natural Area	1	1	0	50 cars or 25 vehicles with trailers	0	0	
Prison Hill Recreation Area							
Motorized Use Area	2	0	10	Needs assessment	0	0	Non-motorized use may occur on all trails in this area but there are no designated non-motorized trails.
Non-Motorized Use Area	4	25	0	Needs assessment	0	0	Includes two trailheads on the west side of Prison Hill, shared with non-Conservation Easement lands
Silver Saddle Ranch							
Agricultural Lands	0	0	0	0	0	0	Pasture and grazing operations
East Silver Saddle Ranch	2	1	OHV staging area leads to BLM roads and trails	20 cars in various locations	0	0	

	Trail Access Area or Trailhead ^{1/}	Approximate Miles of Non-Motorized Trails	Approximate Miles of Motorized Trails	Parking Spaces	Picnic Facilities ^{2/}	Restrooms	Comments
Silver Saddle Ranch (continued)							
Historic Ranch Complex	2	4	0	<ul style="list-style-type: none"> > entrance area: 6-8 cars; > midway parking area: 4 cars; > Red House Complex: 50-60 cars; > arena: 75-100 cars 	One picnic site with 6 tables	2 (vault toilets)	Cultural and historical sites; interpretive signs; trail signs
Mitigation Wetlands	0	0	0	0	0	0	Wetlands and wildlife habitat

^{1/}Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.

^{2/}Only those areas with existing picnic facilities were noted in this table.

2.3.3 Interpretive Programs

The following actions are recommended for interpretive programs for the Conservation Easement lands.

- ✓ Develop an Interpretive Program for Silver Saddle Ranch in collaboration with other agencies, non-profits, volunteers and community organizations:
 - > The Interpretive Program should identify themes, appropriate stories, support materials, programs, etc.
 - > Use a mid-1900 family-operated ranch and the Carson River as the two main themes and tie together with the cultural, historic and environmental resources.
- ✓ Develop an Interpretive Program to introduce visitors to the natural environment and the historic resources:
 - > Kiosks should be designed to blend in with the surrounding area.
 - > An environmental education component should be developed based on an understanding of teaching curriculum requirements.
 - > Consider outdoor teacher and student workshops including field studies and overnight programs.
- ✓ Use existing materials and successful programs for environmental education such as:
 - > Carson Water Subconservancy District, Carson River Coalition, Education Working Group
 - > Nevada Division of Environmental Protection (NDEP) Annual Snapshot Day for water quality monitoring
 - > The trail and interpretive brochure developed for Ambrose CRNA by Carson High School
 - > River Wranglers
- ✓ Interpretive hikes may be led by the open space/park ranger and volunteers.

2.3.4 Public Day Use and Events

Public day use and events will follow similar policies to those throughout Carson City. Most areas will be open to the public. Two areas will remain closed, the mitigation wetlands and a three-quarter-mile long riparian corridor on Silver Saddle Ranch, for wildlife protection. The hours of operations are dawn to dusk except for Silver Saddle Ranch, which may allow overnight camping as part of an event.

The activity or event size is based on available facilities such as parking and restrooms as well as the potential for busing and staging at adjacent areas. Portable toilets can be reserved for larger events. The frequency of events is dependent on funding and staffing levels. For example, there may be fewer events from November 1 to April 15 – the approximate dates for seasonal employees.

The type of activities or events, size, duration (half-day vs. full-day), and frequency will have various impacts. Over the past few years, there have been less than five reservations per year. To-date, the infrequent schedule does not seem to impair or interfere with conservation purpose and values nor significantly interrupt the recreational experience of the everyday visitor. Additionally, there has been adequate opportunity for the Friends of Silver Saddle Ranch to host various outings and events. The following table provides examples of allowable events as described in the Conservation Easement and the Charrette.

Table 4. Conservation Easement Lands – Examples of Allowable Events

Events listed in the Conservation Easement	Events identified in the Charrette
<ul style="list-style-type: none"> > Private weddings and parties > Music concerts > Running events > Environmental education > Equestrian activities 	<ul style="list-style-type: none"> > Community garden > Running/walking/hiking events > Disc golf ^{1/} > Senior Center outings > Boy and girl scouts events/outings > 4H ^{2/} > Public groups > Elder hostel > Weddings

^{1/} Disc golf was identified as a passive recreation use in the Charrette; however, it was identified as a prohibited activity in the subsequent Conservation Easement.

^{2/} Some 4H activities, such as shooting sports, will be prohibited due to the Conservation Easement restrictions and/or Carson City Municipal Codes.

Additionally, the Sheriff’s Office Mounted Police Unit has conducted training at Silver Saddle Ranch for the last several years. The event has included over-night camping, explosives and firearms. The group has expressed an interest to continue training opportunities. The following table provides a summary of the prohibited events as described in the Conservation Easement. The Charrette did not list prohibited events.

Table 5. Conservation Easement Lands – Examples of Prohibited Events

<ul style="list-style-type: none"> > Hunting > Over-night camping unless approved as part of an event > Disc golf > Paint ball games > Hot air balloons > Motorized events (other than OHV events at South Prison Hill) > Fairs & carnivals > Cars shows > Rodeos

Table 6 is a summary of Public Day Use and Events on the Conservation Easement lands.

Table 6. Conservation Easement Lands – Public Day Use and Events

	Uses	Events	Maximum Event Size	Duration	Frequency	Season of Use	Subject to Fees and Reservations	Comments
Carson River Floodplain and Riparian Corridor	Biking, boating, environmental education, equestrian, fishing, hiking, picnic, trail running, wildlife observation	Yes, see Table 3 and Table 4	200	Dawn to dusk	Dependent on City staffing levels	Year-round	Yes	
Ambrose Carson River Natural Area	Biking, environmental education, equestrian, fishing, hiking, trail running, wildlife observation	Yes, see Table 3 and Table 4	200	Dawn to dusk	Dependent on City staffing levels	Year-round	Yes	Bus parking available
Prison Hill Recreation Area								
Motorized Use Area	Biking, equestrian, hiking, OHV, trail running	Yes, see Table 3 and Table 4	100	Dawn to dusk	Dependent on City staffing levels	Year-round. OHV trails may be closed during high fire danger and wet soil conditions	Yes	Motorized use restricted to existing roads and trails
Biking, equestrian, hiking, trail running	Yes, see Table 3 and Table 4	Yes	250 ^{1/}	Dawn to dusk	Dependent on City staffing levels	Year-round	Yes	

	Uses	Events	Maximum Event Size	Duration	Frequency	Season of Use	Subject to Fees and Reservations	Comments
Silver Saddle Ranch								
Agricultural Lands	Pasture and grazing operations	No	N/A	N/A	N/A	Year-round	Yes, contract	Closed to the public unless otherwise permitted.
East Silver Saddle Ranch	Biking, boating access, equestrian, fishing, hiking, OHV, trail running, wildlife observation	Yes, see Table 3 and Table 4	100	Dawn to dusk	Dependent on City staffing levels	Year-round. OHV trails may be closed during high fire danger and wet soil conditions	Yes	Motorized use restricted to existing roads and trails
Historic Ranch Complex	Biking, environmental education, equestrian, hiking, picnic, trail running	Yes, see Table 3 and Table 4	25 in the picnic area; 250 for events ^{1/}	Dawn to dusk; over-night camping may be approved as part of an event	Dependent on City staffing levels	Year-round. From Nov 1 – Apr 15, the picnic area is first come, first serve.	Yes	Groups less than 25 persons will need a reservation. Groups more than 25 persons will need a permit.
Mitigation Wetlands	Wetlands and wildlife habitat	No	N/A	N/A	N/A	N/A	No	Closed to the public

^{1/}250 is the limit for the number of participants. In the past, the BLM permit for the Escape from Prison Hill Half Marathon allowed 300 persons including race support and spectators.

2.3.5 Administrative Fees and Reservations

Fees

It is anticipated that current fees implemented by BLM will remain in effect for one year following the land transfer. After that period, fees will follow similar policies to those throughout the Carson City. Event fees may be waived for organizations that have entered into a joint use agreement or Memorandum of Understanding with Carson City. Fees will be reviewed and recommended for approval by the Open Space Advisory Committee and ultimately adopted through a Resolution by the Board of Supervisors.

Reservations

Current information regarding reservations, including facility rental, group use and special events, is available on Carson City's website www.carson.org/parks. Each activity, event, and facility request will be individually considered. Requests should be submitted online and a minimum of 30 days in advance. If any requests are questionable as to the terms of the Conservation Easement, Carson City should forward the request to BLM for review and approval a minimum of 45 days in advance. The notice should describe all aspects of the proposed activity, including location, design, materials or equipment to be used, dates and duration, and any other relevant information regarding the proposed activity, in sufficient detail to permit BLM to make an informed judgment as to its consistency with the purpose and values of the Conservation Easement.

Due to the limitations and restrictions in the Conservation Easement, Carson City should create a Group Use and Special Use permit application for activities and events over 25 persons. An application is necessary so that additional permits, impacts to the environment, and departmental resources can be assessed. The permit application should include a checklist addressing possible environmental impacts, parking logistics, facilities, and other operations that may have an impact on the site or other visitors.

Reservations will not be approved for areas closed to the public. Approval of an activity or event will not give exclusive rights to a location or parking facility.

At Silver Saddle Ranch, the picnic area may be reserved for group use from April 16 – October 31. From November 1 – April 15, the picnic area is first come, first serve. Throughout other areas, no approval is necessary for group use less than 25 persons.

2.4 Summary of Recommended Actions

The following table summarizes the recommended actions for the Conservation Easement lands

Table 7. Conservation Easement Lands – Action Summary

	Recommended Action Items
<p>Ambrose Carson River Natural Area</p>	<ul style="list-style-type: none"> > Trails, parking, restroom > Evaluate an at-grade river crossing for equestrians. > Consider establishing more parking > Consider a restroom facility > OHV use will be prohibited. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. Fencing and further improvements should assist in managing motorized and non-motorized uses.
<p>Prison Hill Recreation Area</p>	<ul style="list-style-type: none"> > Improve trails, erosion control > Signs, kiosks > Improve trail from Koontz Lane trailhead to Silver Saddle Ranch. > A loop trail that would circle Prison Hill and connect with Silver Saddle Ranch. > Install and maintain consistent OHV boundary signs. > Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc. > OHV use on the north end of the Prison Hill Recreation Area, around 5th Street, will be prohibited. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. A trailhead facility, as identified in the UPMP, and further improvements should assist in managing motorized and non-motorized uses. > Monitor the fuels reduction project on the west side of Prison Hill to see how fast shrub reinvasion occurs. A low-density native shrub community is preferable to cheatgrass.

	Recommended Action Items
Silver Saddle Ranch	<ul style="list-style-type: none"> > Trails > Signs > Kiosks > Evaluate an at-grade river crossing for equestrians.
Agricultural Lands	<ul style="list-style-type: none"> > Continue annual renewal of the Silver Saddle Ranch water rights temporary permit but seek a long-term solution. > Coordinate ranching and recreational activities to avoid conflicts. > Coordinate with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures and other all other uses. > Review opportunities to add acreages to the irrigated properties. > The Conservation Plan developed by the NRCS provides recommendations on grazing management (stocking rate and duration), wildlife areas, fertilization, weed management, water management, monitoring, and contingency plans. > The irrigated pastures must be kept active and green. > To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted.
East Silver Saddle Ranch	<ul style="list-style-type: none"> > Install and maintain consistent OHV boundary signs > Limit OHV access to the power line road and area uphill to the east. OHV use onto adjacent public land should be coordinated with the BLM. > Near the river, designate the parking area and maintain barriers to prohibit vehicle access into non-motorized use areas, the riparian corridor, floodplain and other sensitive areas. > Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc.

	Recommended Action Items
Historic Ranch Complex	<ul style="list-style-type: none"> > Add Silver Saddle Ranch to the existing Carson City reservation system to include events, group use, and picnic facilities. > Assess and evaluate the structures, including the water and electric system, for compliance with the Carson City Code and for public use. It is anticipated that the Root Cellar will be closed. > Construct a group picnic area (pavilion with water and power) on site so that the Red House Complex may be eliminated from group-use functions (groups larger than 25 participants). The first group area may be near the White House complex and restroom. The second group area may be near the hay barn. > Delineate “the historic ranch house complex and pasture” as described in the Charrette to protect the historic ranch facilities and interpretive theme of the site. > Demolish the white house and replace with a facility in an appropriate location that provides: <ul style="list-style-type: none"> ○ A visitor information station ○ Office space for staff, Friends of Silver Saddle Ranch, and other volunteers ○ An environmental education facility to accommodate 30 to 60 participants > Develop a potable water system for public use at Silver Saddle Ranch. This may be accomplished by tying into the Carson City water system, upgrading one or both of the existing wells on the property, or by drilling new wells. A feasibility analysis should be prepared to determine the proper approach. > Establish a visitor’s entrance area containing provisions for vehicles, equestrians, bicycles and pedestrians as they enter Silver Saddle Ranch. Review the traffic flow pattern to the Red House and establish a new parking area for the site outside the historic ranch complex. The goal is to enhance the visitor’s experience while protecting the historic ranch complex. > Investigate and determine the structural condition of the hay barn. Evaluate the options to repair or replace the structure. Consider the use of the hay barn as a public picnic or gathering facility. > Restore the trail south of the Red House Complex currently obstructed by the equestrian arena (Valley View Loop).

	Recommended Action Items
Mitigation Wetlands	<ul style="list-style-type: none"><li data-bbox="632 318 1955 378">> The current condition of this site indicates that better management and dedication of the water resources needs to be implemented so more of the site supports wetland vegetation.<li data-bbox="632 402 1969 496">> In the future, the wetlands may be open to the public but the season of use and type of use will be considered with protection of the wildlife utilizing the area. Dogs will be prohibited in this area to protect wildlife. Any future development should be limited to trails and an observation platform for viewing of birds and other wildlife.