

**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: June 16, 2014

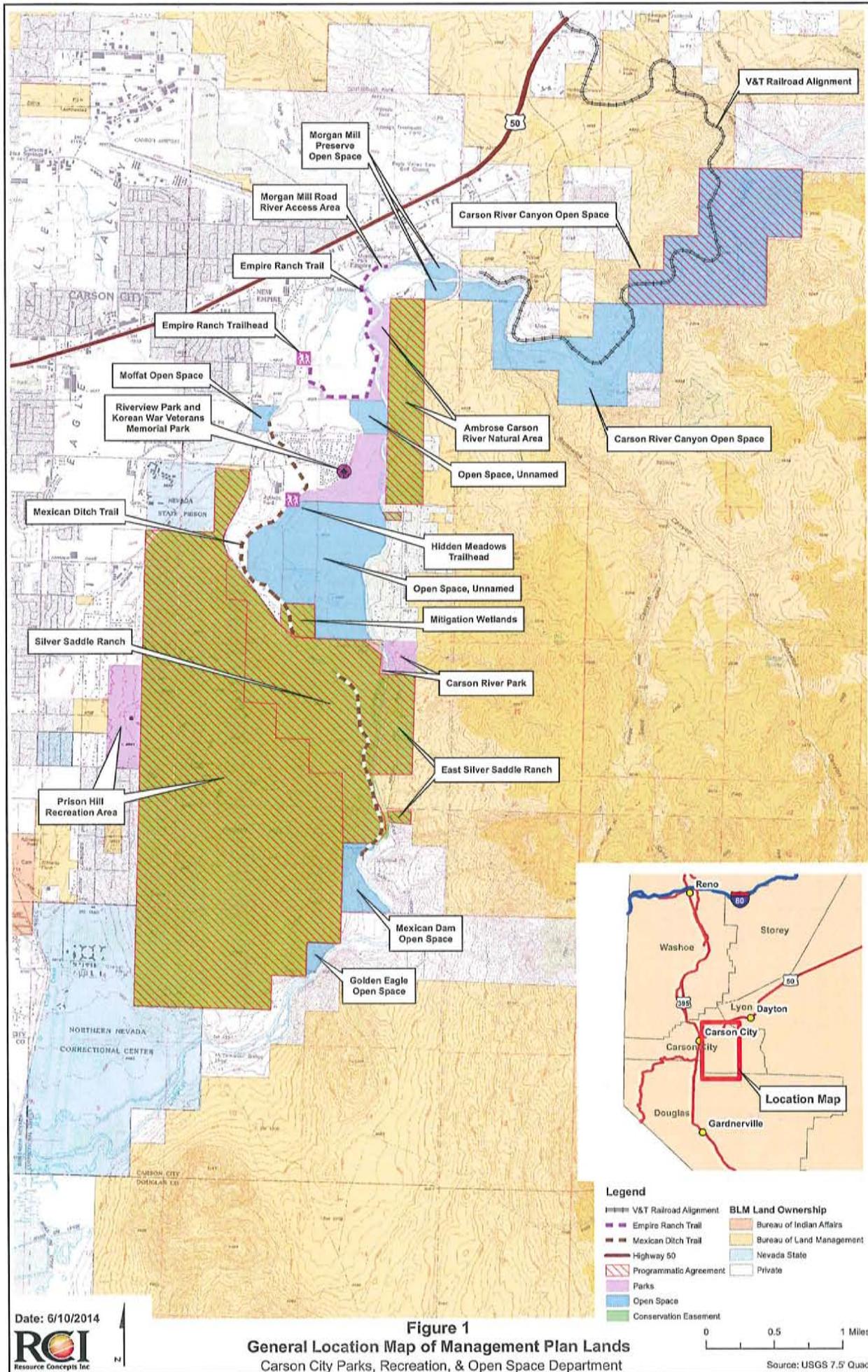
AGENDA ITEM NUMBER: 3C

STAFF: Ann Bollinger, Natural Resource Specialist
Juan F. Guzman, Open Space Manager
Roger Moellendorf, Parks and Recreation Director

REQUEST: **Discussion and Possible Action:** To review and approve Chapter 3 “Open Space” of the Draft Management Plan for Carson City Open Space and Parks in the Carson River Area.

GENERAL DISCUSSION: With Lynn Zonge of Resource Concepts, Inc., staff would like to present the next chapter of the Management Plan. Chapter 3 “Open Space” provides background information, characteristics and recommendations for properties acquired and managed by the Open Space Program. Please see the attached document.

RECOMMENDED ACTION: I move to approve Chapter 3 “Open Space” of the Draft Management Plan for Carson City Open Space and Parks in the Carson River Area.



Date: 6/10/2014

RCI
 Resource Concepts Inc.

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

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3.0 Open Space

Generally, lands acquired with open space funds shall be preserved and managed in a near natural condition. Such lands might include scenic vistas, wetlands, streams, floodplains, trail corridors, agricultural lands, highly visible natural areas along major streets and open space buffers. Open space land will generally be open for passive recreation improvements developed where appropriate and environmentally compatible.

From Carson City Municipal Code 13.06.100 Open Space – Preservation of Land

3.1 Property Locations, Characteristics, and Facilities

3.1.1 Carson River Canyon Open Space

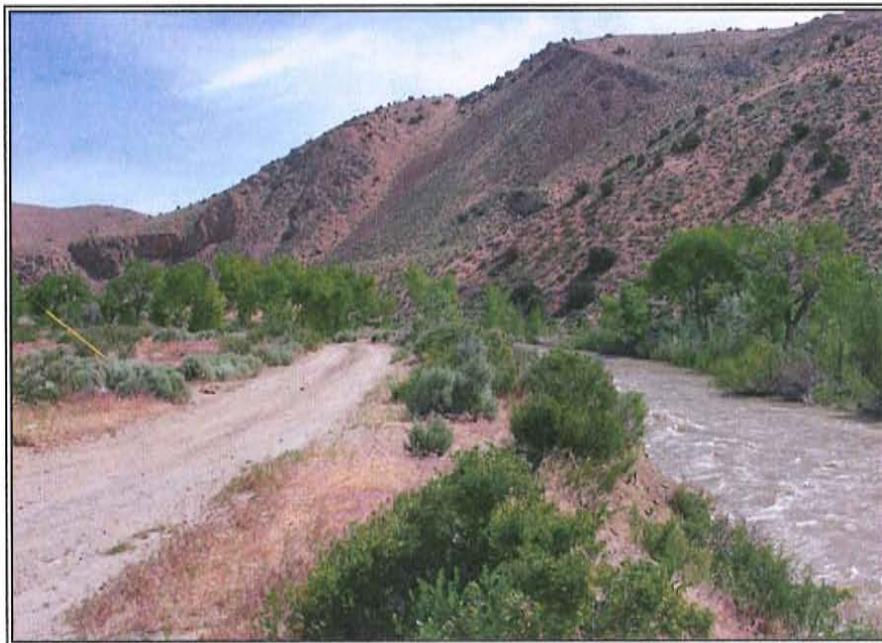


Photo 8. Carson River Canyon Open Space

Acres:	871.3 acres
Location:	East of the Deer Run Road Bridge
Purchase Date:	January 2011
Purchased From:	John C. Serpa and Sierra Clouds LLC
Purchased Acres:	373.6 acres, 6 parcels
Funding Source:	1) Carson City Open Space, Quality of Life Sales and Use Tax Funds 2) Nevada Conservation and Resource Protection Grant Program (Q1)

Purchase Date: January 2012
Purchased From: Bently Family Limited Partnership
Purchased Acres: 497.7 acres
Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Southern Nevada Public Land Management Act

The Carson River Canyon Open Space consists of 871.3 acres and comprises almost a complete corridor along the Carson River from the Deer Run Road Bridge to the Carson City / Lyon County border. The Carson River Canyon lands were purchased in two transactions – the first from Mr. Serpa and the second from the Bently Family Limited Partnership. These purchases allowed for the public ownership of one of the most spectacular undeveloped sections of the Carson River. A rights-of-way easement along the old railway bed, and across the entire route on the Carson River Canyon Open Space, was purchased by the Nevada Commission for the Reconstruction of the V&T Railway.

Location and Access

Carson River Canyon Open Space is located on the east side of Carson City and along the Carson River (Figure 5). The property is bordered to the west by Deer Run Road; to the north by one private parcel (Bertagnolli gravel pit), Carson City lands including the Rifle and Pistol Range and the Landfill; to the east by private lands; and to the south by public lands administered by the Bureau of Land Management.

From the Deer Run Road Bridge looking east, Carson River Canyon Open Space extends along the south side of the river and is generally inaccessible. Most of the property lies further downriver into the Carson River Canyon (commonly referred to as Brunswick Canyon). The most common access into Carson River Canyon is via Brunswick Canyon Road on the northeast side of the Deer Run Road Bridge. The following mile markers provide various references to the property:

Mile 0.0 – The start of Brunswick Canyon Road at Deer Run Road.

Mile 1.0 – Up to the first mile, the road surface is a graded dirt road and accessible with a two-wheel drive vehicle. At the Bertagnolli gravel pit and Brunswick Bridge (abandoned), the road is not maintained and a high clearance, four-wheel drive vehicle is recommended. At this point, visitors may park near the Brunswick Bridge and continue to follow the road by alternative methods (OHVs, hike, mountain bike, or horseback riding).

Mile 1.3 – The start of the subject property is recognized with a Carson City Open Space sign.

Mile 1.7 – The road continues toward the entrance of an old abandoned bunker at the base of a hill, and then turns left through a narrow rocky gap.

Mile 1.8 – Remnants of the old Merrimac Mill can be seen on the left. The road continues straight on the old railroad bed and follows the river. From this point, the road becomes very narrow and rough.

Mile 4.0 – The road ends and meets the reconstructed V&T Railway.

To access the property on the south side of the river, drive approximately two miles south from the Deer Run Road Bridge to Sedge Road. Turn east and stay on the main road for 1.5 miles. Turn left and travel downhill towards the river for $\frac{3}{4}$ mile, following Brunswick Canyon Road. The entrance of the property is recognized with an Open Space sign. The road is not maintained and a high clearance, four-wheel drive vehicle is recommended.

The roads are open to non-motorized and motorized users.

Characteristics

Historic / Cultural

Carson River Canyon Open Space may contain the most historic activity and artifacts of all the open space properties. Beginning just upriver, this section of the Carson River played a prominent role during the mining days of the Comstock Era. After ore was mined in Virginia City, it was transferred to any of the great number of stamp mills located along the river. The Carson River provided a water source which was necessary in the ore extraction process. Four stamp mills were located in this area: Merrimac Mill, Copper Canyon Mill, Vivian Mill, and the Santiago Mill. Today, the most visible artifact from the stamp mills is a wall from the Merrimac Mill.

As a consequence of the ore extraction process and widespread occurrence of mercury, the U.S. Environmental Protection Agency (EPA) declared much of this area as a federally listed Superfund site in August 1990. Referred to as the Carson River Mercury Superfund Site, the primary concerns reside in contaminated soils and waterways at or near former mill sites. Along the Carson River, the site extends from the Empire Ranch Golf Course in Carson City and continues downstream for 50 miles to the Lahontan Valley.

Phase I and Phase II environmental site assessment reports were prepared for the Bently Property acquisition to identify and assess the risk to human health from the arsenic, lead, and mercury in the soils. The Phase II report concludes that continued use of this area for passive recreational purposes should not pose a risk to human health from the mercury. If at some point in the future Carson City develops plans for picnic areas or other site improvements, then additional soil sampling will be needed and coordinated through the NDEP (RCI, 2011).

In addition to the mining history, the historic Virginia & Truckee (V&T) Railway operated along the existing roadbed from 1869 to 1951. The roadbed itself also contains visible retaining walls

and other components of historic significance. In 1993, the state legislature recognized the unique opportunity to restore this “iron horse” and created the Nevada Commission for the Reconstruction of the V&T Railway. Thus far, the V&T Railway has been reconstructed up to the north end of the subject property. The Commission has completed the purchase of a rights-of-way easement along the old railway bed, and across the entire route on the Carson River Canyon Open Space. It should be noted that the railway reconstruction will occur on the historic railway alignment and the existing roadbed, thereby closing road access beyond the Bertagnolli gravel pit.

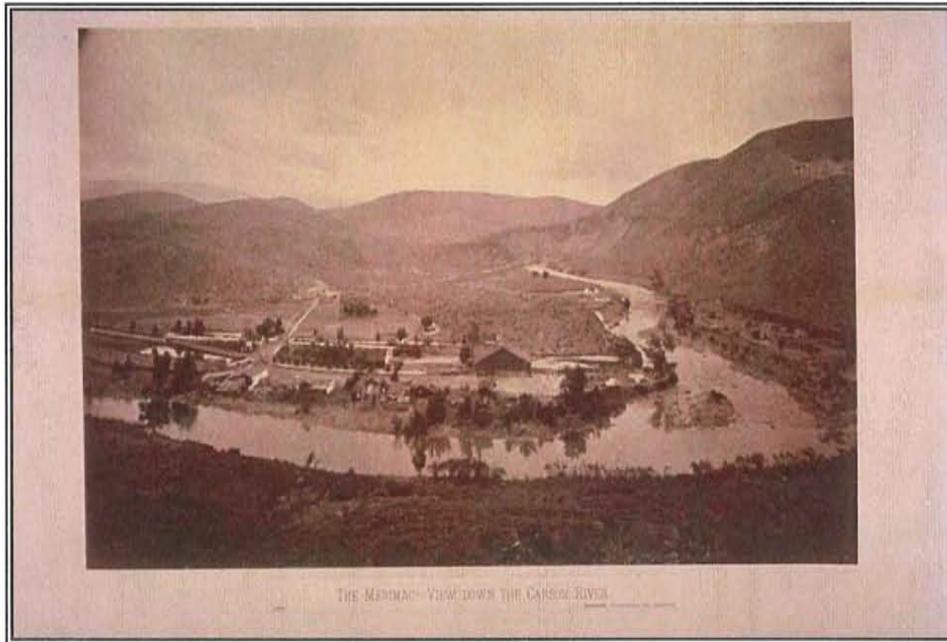


Photo 9. Merrimac Mill.

Photo courtesy of the Western Nevada Historical Photo Collection, <http://wnhpc.com>

Landscape

Located on both sides of the Carson River, the property is dominated by steep, rocky slopes. The most level terrain is found on the alluvial fans and sandy bars along the river corridor. The elevations range from 4,500' to 5,500'.

The primary plant composition is sagebrush uplands and includes ephedra (Mormon Tea), desert peach, rabbitbrush, and others. Along the river corridor, cottonwoods, coyote willow, and Wood's rose are common. The upper elevations contain sparse concentrations of pinyon pine and juniper. Two small wetlands are present, one of which is result of leaking water from the Brunswick Reservoir. Beautiful wildflowers have also been observed around the property including blanketflower, blazing star, columbine, paintbrush, primrose, lupine and globemallow.



Photo 10. Indian paintbrush



Photo 11. Globemallow

Existing Facilities

On the north side of the Carson River, the primary road is a three-mile section of the historic railway alignment. Both sides of the river contain a network of roads and trails. The roads and trails are currently used for non-motorized (hiking, mountain biking, fishing, gold-panning, etc.) and motorized recreation.

Master Plan References

Carson City Master Plan

Virginia & Truckee Railroad Gateway Specific Plan Area (V&T-SPA)

Chapter 8, page 8-28:

Parks and Open Space Policies.

2.1 Trail Facilities: The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate trail facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.

Chapter 8, page 8-29:

Cultural and Environmental Resources Policies.

3.1 Carson River Corridor: Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- ✓ Aquatic Trail Class III
- ✓ An existing off-street / unpaved / double track pathway allowing OHV use is identified from the abandoned Brunswick Bridge toward the southeast along Brunswick Canyon Road.
- ✓ A proposed crossing (bridge) is identified at or near the abandoned Brunswick Bridge.

Funding and Other Requirements or Restrictions

- 1) The Carson River Canyon Open Space was purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code Section 13.06.

- 2) The first transaction with Mr. John C. Serpa / Sierra Clouds LLC in January 2011 was accomplished in partnership with Nevada Land Trust (formerly Nevada Land Conservancy) and partially funded by the Nevada Conservation and Resource Protection Grant Program (Q1). The grant award and funding agreement identifies the use and occupancy of the land as follows:

Nonrevocable Agreement to Restrict Property

Page 1. WHEREAS, This Agreement is given to insure that the Property is maintained and used in a manner consistent with the regulations (NAC Section 321) adopted by the State for the Conservation and Resource Protection Grant Program, hereinafter referred to as "Question I Program."

Page 2. Authorized Uses. Pursuant to this Nonrevocable Agreement to Restrict Property, Grantee agrees that the Property will be used only for open space purposes that are consistent with the objectives for which the Property is acquired and the local jurisdictions' adopted open space plan. The Grantee further agrees that the property will be used for ranching and purposes that are consistent with the protection or enhancement of wildlife habitat, protection of sensitive or unique vegetation, protection of historic or cultural resources, protection of riparian corridors, floodplains, or wetlands, and/or to protect or preserve the benefits of the Property or natural resources within the State for the public.

- 3) In 2012, Carson City purchased adjacent property to the northeast from the Bently Family Limited Partnership. The acquisition was funded through the Southern Nevada Public Land Management Act in 2012, and the Grant and Cooperative Agreement stated the following:

Page 5. Benefits: The activity to be undertaken through this agreement is in furtherance of the recipient's and BLM's mission by the providing the following benefits:

- *This Agreement provides for Carson City the benefit of a cooperative relationship for the purpose of developing parks, trails, and natural areas in Carson City.*
- *Additionally, this Agreement benefits the public by enhancing the quality of life and health of residents in helping to develop active lifestyles for the diverse population.*
- *Local governmental management of public lands indirectly benefits the government by reducing federal management costs while fostering cooperative relationships with local entities and their communities.*

- 4) Due to the federal funding, the Bently acquisition is also subject to the terms of the same Programmatic Agreement as the Conservation Easement lands for the protection of cultural resources. The following excerpts provide guidance towards future management; however it is advisable to review the entire Programmatic Agreement prior to any planning efforts.

Page 2. Whereas, this PA covers all aspects of the planning, development, and implementation of future actions Carson City may initiate on the OPLMA conveyance and Bently Property (APN 010-011-24 and 010-011-25) conveyance lands; and

Page 3. Whereas, any other federal assistance or permits necessary for the completion of projects in the APE will require the responsible federal agency to comply with Section 106 of the NHPA, 16 U.S.C. § 470f, and its implementing regulations, 36 CFR § 800 for the project; and

Now therefore, the Signatories agree that implementation of this PA shall be administered in accordance with the following stipulations to ensure that adverse effects to historic properties will be avoided, or the effects mitigated to the extent practicable, and to satisfy the BLM's NHPA Section 106 responsibilities for all aspects of the Undertaking.

- I. Purpose and Intent: The public and private lands described above will be conveyed to Carson City for the Open Spaces program and for other public purposes in accordance with the Recreation and Public Purposes Act. These include, but are not limited to, the facilitation and enhancement of passive recreational use, construction and maintenance of trailhead facilities and trails, reduction of hazardous fuels, maintenance or reconstruction of structures or Silver Saddle Ranch*

buildings, and the designation of motorized vehicles routes and staging areas. Some of the conveyed lands have been inventoried for cultural resources and contain historic properties, while some of those lands have not been inventoried and it is unknown whether historic properties are present. Future development and use of these lands may have an adverse effect on historic properties. The purpose of this PA is to establish procedures to be followed by Carson City to satisfy BLM responsibilities under Section 106 of the NHPA.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Carson River Canyon Open Space.

- ✓ Due to its size, past uses, and future reconstruction of the V&T Railway, the Carson River Canyon Open Space should be evaluated in a more detailed planning and management effort.

3.1.2 Golden Eagle Open Space



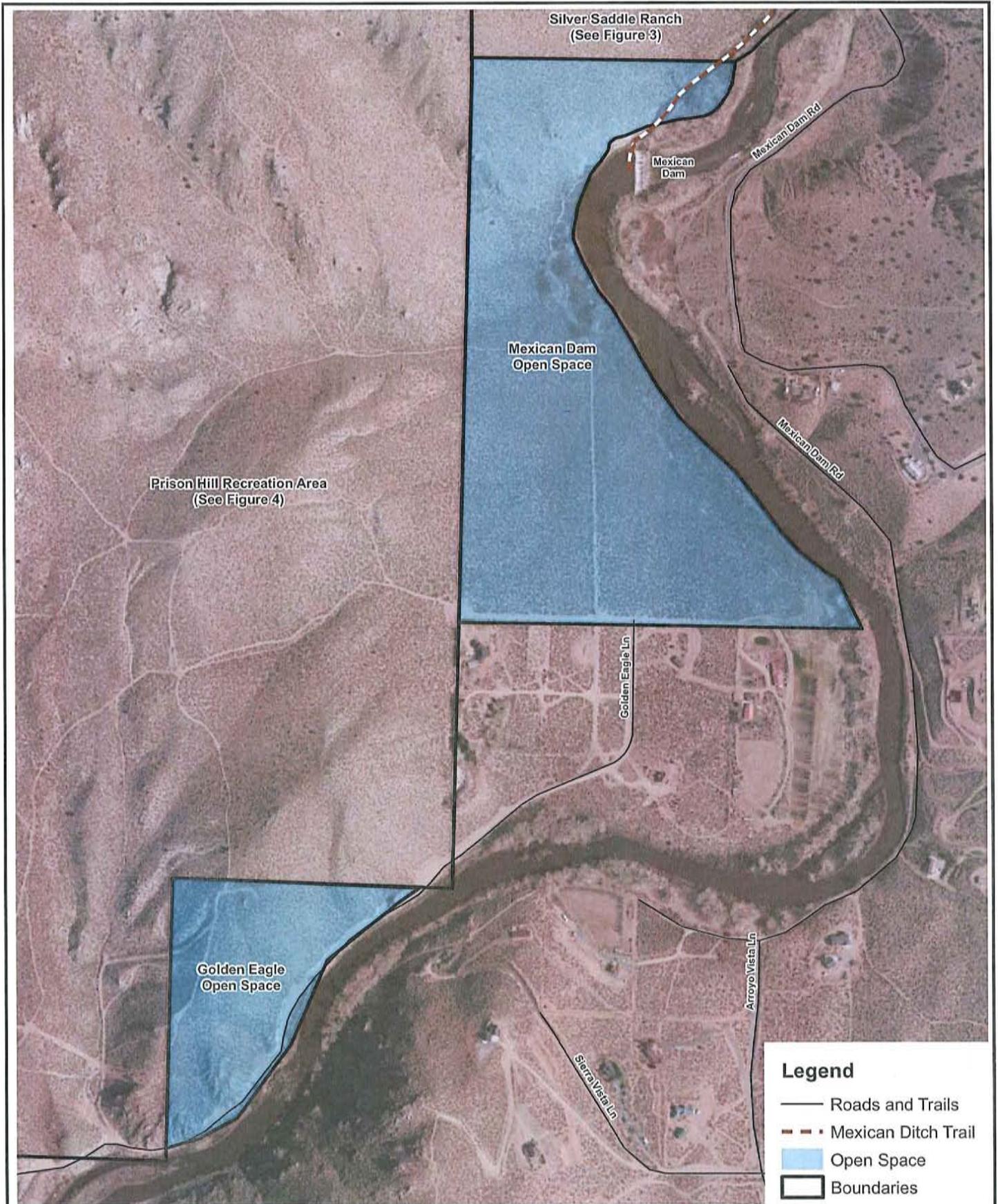
Photo 12. Golden Eagle Open Space

Acres:	19 acres
Location:	4706 Golden Eagle Lane
Purchase Date:	February 2007
Purchased From:	William L. and Patricia L. Desormier Family Trust
Funding Source:	1) Carson City Open Space, Quality of Life Sales and Use Tax Funds 2) Nevada Conservation and Resource Protection Grant Program (Q1)

Location and Access

Golden Eagle Open Space lies near the southeast corner of Prison Hill in the southeast area of Carson City (Figure 6). The property is bordered to the west and north by the Prison Hill Recreation Area; to the northeast by a residential parcel; and the south and southeast by the Carson River.

From the Snyder Avenue and Gentry Lane intersection, travel south on Golden Eagle Lane for approximately 2.2 miles. The road surface changes from asphalt to a graded dirt road. Golden Eagle Open Space begins near the t-post on the left (north) side of the road and continues approximately 0.4 miles just past the vertical rock cliff adjacent to the road. The property is primarily located uphill from the road but it also includes the riparian corridor between the road and the river.



Date: 6/10/2014



Figure 6
Golden Eagle Open Space & Mexican Dam
 Carson City Parks, Recreation, & Open Space Department

Parking and hiking access can be accommodated in a small pull-out area just to the west of the property and t-post marker. In this area, the trail surface is very loose decomposed granite. The trails are primarily used by small motorized vehicles (ATVs or dirt bikes) travelling in a downhill direction. From this point, it is a short (< ½ mile), steep uphill hike to the level, unsigned turn-around / scenic lookout point.

Alternatively, four-wheel drive access to Golden Eagle Open Space is from the east entrance of the Prison Hill Recreation Area. From the north end of Golden Eagle Lane, turn left to enter the OHV area. Travel uphill to the west for ¼ mile, turn left and continue directly south along the ridgeline for ½ mile to the unsigned turn-around / scenic lookout point. Vehicle access is also available from the west but directions are difficult due to the unsigned network of trails in the area.

PLEASE NOTE: Starting at Golden Eagle Open Space, the local residents have posted private property signs. Please respect private property. Carson City is working to resolve any issues associated with public use of the road. It should also be noted that the local residents pay for the road maintenance.

Characteristics

Historic / Cultural

No historic or cultural resources are known or apparent.

Landscape

Golden Eagle Open Space contains hills, rocky slopes and outcrops, steep cliffs and plateaus. The elevations range from 4,625' to 4,970'. From the turn-around / scenic lookout point, there are expansive views to the south into the Carson Valley.

The uplands are shrub-dominated with sparse occurrences of herbaceous plants and pinion pine. The mature, diverse shrub species include sagebrush, bitterbrush, ephedra (Mormon Tea), desert peach, rabbitbrush, and others. Along the river corridor, mature cottonwoods, willows, and other riparian vegetation are present.

The Carson River is adjacent to the south-southeast property boundary with approximately one-third mile of river frontage. The land along the river bed is naturally identified as a floodway. The majority of the property lies outside of the 100- and 500-year floodplain.

The Carson River and diverse plant communities provide habitat for many species of wildlife. Two avian species are common in the area: barn owls in the eroded hillsides and golden eagles (and their nests) on the rocky cliffs across the river.

Existing Facilities

From the small pull-out / parking area on Golden Eagle Lane, three single-track “trails” travel uphill for a short distance (< ½ mile) to the scenic lookout point. The “trails” appear to be used primarily by small motorized vehicles (ATVs or dirt bikes). In this area, the trail surface is very loose decomposed granite. From the north and connecting with the Prison Hill Recreation Area, a two-track trail travels approximately ¼ mile across Golden Eagle Open Space to the scenic lookout point.



Photo 13. View from the scenic lookout point to the south and towards Carson Valley.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- ✓ Two off-street / unpaved / double track pathways allowing OHV use are identified – one on the south end of the Prison Hill Recreation Area and the second along Golden Eagle Lane. OHV use is not identified on Golden Eagle Open Space.
- ✓ A proposed crossing (bridge) across the Carson River is identified within the vicinity of the property, connecting with off-street / unpaved / double track including OHV use.

Funding and Other Requirements or Restrictions

- 1) The Golden Eagle Open Space was purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code Section 13.06.

- 2) The Nevada Conservation and Resource Protection Grant Program (Q1) provided partial funding for the acquisition. The grant award and funding agreement identifies the use and occupancy of the land as follows:

Q1 Funding Agreement, Desormier Fee Title Acquisition, Attachment G – Nonrevocable Deed Restriction.

Authorized Uses: Grantee agrees that the Property will be used only for purposes of developing land and water rights, and / or providing recreational facilities, and / or providing parking for and access to and along the river, and / or restoration of the Carson River corridor, all of the above which shall be consistent with the primary purpose of enhancing and restoring the Carson River corridor, and used in a manner consistent with the regulations adopted by the State for the Conservation and Resource Protection Grant Program referenced in the Recitals above.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Golden Eagle Open Space.

- ✓ Improve parking on Golden Eagle Lane.
- ✓ Install a destination marker (i.e. bench, small shade shelter, and / or interpretive sign) at the scenic lookout point.
- ✓ Close the single-track trails from Golden Eagle Lane – due to steep slopes and erodible soils impacting the road and the Carson River. Realign or construct a new sustainable single-track trail for non-motorized users to the scenic lookout point.
- ✓ Keep and maintain the north-south two-track trail for motorized access and connectivity.
- ✓ Research and determine a final conclusion to legal public use on Golden Eagle Lane. If the road was dedicated as part of the subdivision map, then it is open for public access. However, the road from this property to the terminus is maintained by the adjacent private property owners. If needed and due to the open space ownership to two properties, the Open Space Program should financially contribute towards the maintenance costs.

3.1.3 Mexican Dam Open Space

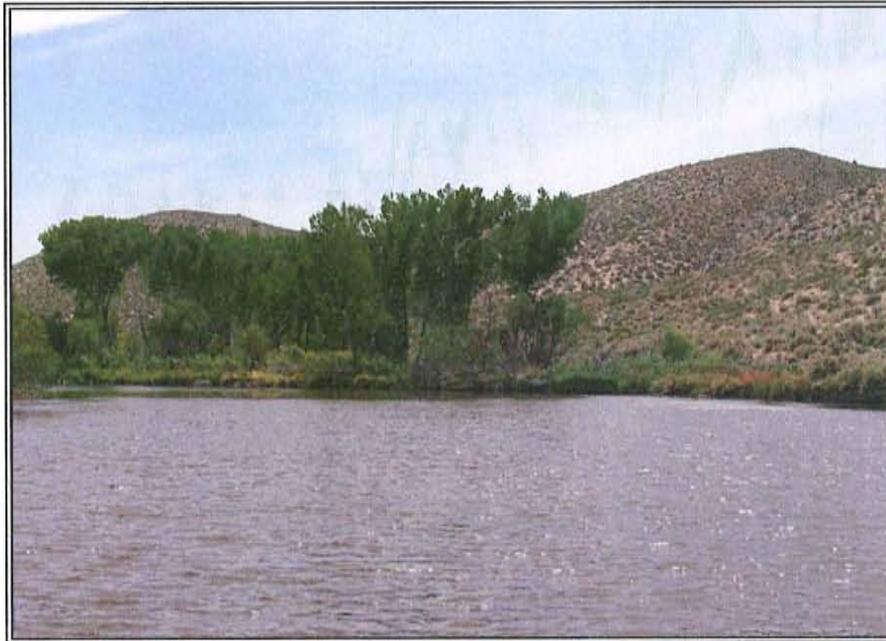


Photo 14. Mexican Dam Open Space

Acres:	64 acres
Location:	5250 Golden Eagle Lane
Purchase Date:	March 2008
Purchased From:	River Ranch Holdings, LTD; Alpenglow Development, LLC; and Mexican Dam, LLC
Funding Source:	Carson City Open Space, Quality of Life Sales and Use Tax Funds

Location and Access

Mexican Dam Open Space is located at the northern terminus of Golden Eagle Lane, in the southeast area of Carson City (Figure 6). The property is bordered to the west and north by public lands (Prison Hill Recreation Area and Silver Saddle Ranch respectively), to the east by the Carson River and the south by residential parcels. Most of the property extends south from the historic Mexican Dam and Mexican Ditch to Golden Eagle Lane, but a small area extends to the north and lies adjacent to Silver Saddle Ranch. Vehicular access is from Golden Eagle Lane; however, limited parking is currently available.

From the Snyder Avenue and Gentry Lane intersection, travel south and around on Golden Eagle Lane for approximately 3.0 miles to the terminus. The road surface changes from asphalt to a graded dirt road. Turn left and then turn an immediate right onto a two-track trail road between two t-posts and the sagebrush.

The southern property boundary begins at the right turn near the t-posts. The two-track trail ends in approximately one-third mile with limited area to turn around. A single-track trail continues through the property, traveling north and becomes a narrow scramble beside a rock outcrop and the Mexican Dam. The northern boundary lies just north of the dam. The eastern boundary is the Carson River and the western boundary can be found by following an east-west trail for 550±' to an old, vandalized plywood boundary sign.

Parking can be accommodated at the southern end of the property, from Golden Eagle Lane. Alternatively, hikers and other non-motorized users may park at Silver Saddle Ranch or Carson River Park and travel south for 1.5 miles to the property.

PLEASE NOTE: On Golden Eagle Lane, the local residents have posted private property signs. Please respect private property. Carson City is working to resolve any issues associated with public use of the road. It should also be noted that the local residents pay for the road maintenance.

Characteristics

Historic / Cultural

The Mexican Ditch begins near the north end of the property. The Mexican Ditch receives a regulated water flow from the Carson River and provides a water source for several properties including Silver Saddle Ranch, Open Space ranch lands along Carson River Road, Riverview Park, and private properties along Hells Bells Road. The ditch is a historic resource related to the history of water distribution and water rights in the State. The Mexican Dam diverts water from the Carson River to the start of the ditch. Both facilities were constructed in the late 1800s.

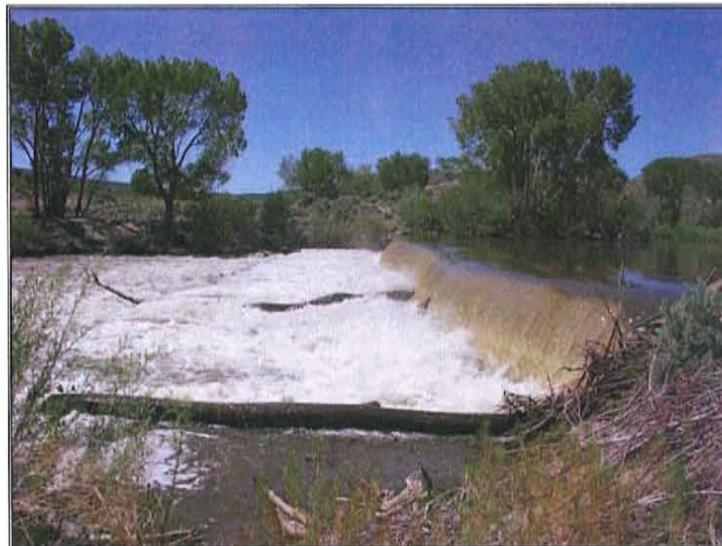


Photo 15. Historic Mexican Dam

Landscape

Approximately 70% of the property is comprised of gently sloping lands with the remaining 30% (to the north) encompassing steeper terrain and rock outcrops. The elevations range from approximately 4,640' along the river to 5,040' at the northwest corner.

The uplands are shrub-dominated with sparse occurrences of herbaceous plants and piñon pine. The mature, diverse shrub species include sagebrush, bitterbrush, ephedra, desert peach, rabbitbrush, and others. Along the river corridor, mature cottonwoods, willows, Wood's rose, and other riparian vegetation are present.

The Carson River is adjacent to the property along the eastern boundary, and about 20-30% of the property falls within the boundaries of the 100-year floodplain. The river and various plant communities provide habitat for many species of wildlife.

Existing Facilities

Two unpaved trails exist on the property. From the southern boundary, a two-track trail ends after approximately one-third mile with limited area to turn around. A single-track trail continues north through the property, becoming a narrow scramble beside a rock outcrop and the Mexican Dam, continuing on to connect with Silver Saddle Ranch. The trail between Golden Eagle Lane and the Mexican Dam generally has level terrain.

A steep, two-track trail travels 550±' to the property boundary on the west then continues uphill to the Prison Hill Recreation Area, motorized use area. Along this trail, previous owners had a posted sign stating "No Trespassing."

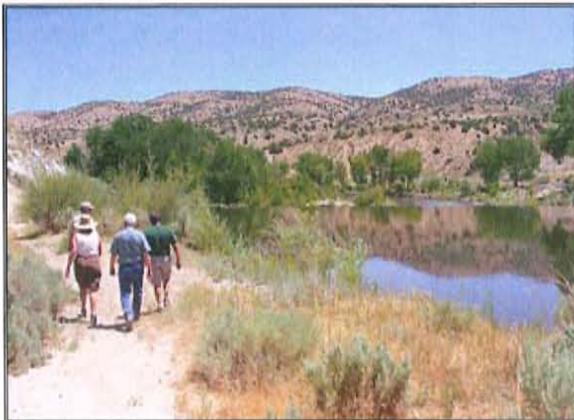


Photo 16. Trail towards the north and the Mexican Dam.



Photo 17. Existing sign on the western boundary posted by previous owners regarding private property.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- ✓ A proposed off-street / unpaved / single track is identified around the west edge of the property, connecting with the Mexican Ditch Trail and Silver Saddle Ranch. OHV use is not identified on Mexican Dam Open Space.

Funding and Other Requirements or Restrictions

The Mexican Dam Open Space was purchased solely by the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code Section 13.06.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Mexican Dam Open Space.

- ✓ Consider the addition of site amenities such as benches, small picnic pavilion, picnic tables, etc.
- ✓ Develop a small, designated parking area for 5-10 cars. For safety and security, the parking area should be located near or within sight distance of the entrance.
- ✓ Improve trail conditions and connectivity for non-motorized users to Silver Saddle Ranch.
- ✓ Research and possibly develop a portage around the Mexican Dam for boating recreationists.
- ✓ Survey the southern boundary to determine the correct location and / or right-of way of the existing road.
- ✓ Motorized use on Mexican Dam Open Space may be discontinued. The trails consist of fine sand which erodes downhill to the floodplain. Motorized use is not typically allowed on Open Space properties.

3.1.4 Moffat Open Space

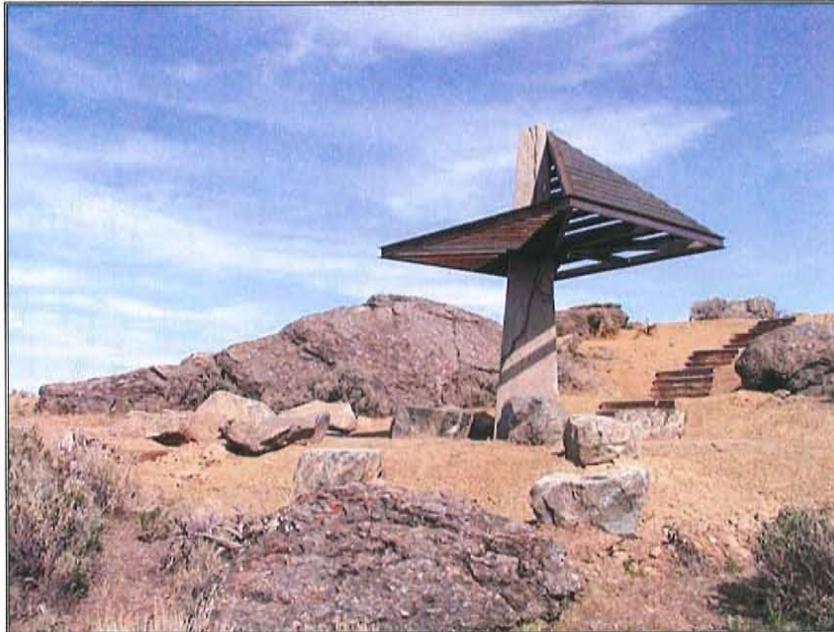


Photo 18. Moffat Open Space

Acres:	17.8 acres
Location:	4021 Lepire Drive
Purchase Date:	November 2000
Purchased From:	William H. Moffat
Funding Source:	Carson City Open Space, Quality of Life Sales and Use Tax Funds

The Moffat Open Space was the first acquisition of the Open Space Program, purchased from William H. Moffat. In the early 1920s, William Moffat (1875-1963) amassed vast areas of Nevada rangeland from Carson City to Elko County. He founded the Union Land & Cattle Company and the Union Wool Company, which operated an integrated livestock enterprise including raising, shipping and marketing beef. A memorial plaque to honor the Moffat family and their legacy to the ranching industry in Nevada is found at the summit.

Due to its location, Moffat Open Space receives the highest use of all the open space properties. School children are commonly seen walking to and from Eagle Valley Middle School. It is also the most developed open space property.

Location and Access

Moffat Open Space is located east of Fairview Drive with access and parking provided on Lepire Drive to the north and on Hells Bells Road to the south (Figure 7). Paved pathways provide non-motorized access from all directions.

The property is bordered to the west by a small vacant parcel extending along Fairview Drive owned by the State of Nevada; to the north by one developed and two vacant industrial parcels, Lepire Drive, and one residential parcel; to the east by the Mexican Ditch; and to the south by a vacant residential parcel and Hells Bells Road.

Characteristics

Historic / Cultural

Various construction projects on the property have required consultation with the Nevada State Historic Preservation Office as well as an on-site archaeological monitor. Except for the Mexican Ditch, no historic or cultural resources are known or apparent.

Landscape

Despite its small size and relatively minor elevation difference, Moffat Open Space contains a diverse landscape and plant composition. Kings Canyon Creek (as it is referred to by the Federal Emergency Management Agency), but also referred to as Eagle Valley Creek, is located at 4,600' and flows west to east through the property. This creek carries the combined flow for all drainages on the west side of Carson City. This lower area around the creek and other ditches is considered a floodway and floodplain and encompasses approximately 45% of the property. Kings Canyon Creek is a fairly narrow channel with a small population of rushes, sedges, and cattails. The creek bank is bordered primarily by perennial grass. Coyote willow is most prevalent along the Mexican Ditch, which defines the eastern boundary.

The property's highest point at 4,680' provides a view of the agricultural lands and the Carson River valley to the east and a view of Carson City and the Carson Range to the west. The rocky outcrops and massive boulders add contrast to the topographic profile. The uplands are shrub-dominated with sagebrush, ephedra, rabbitbrush, horsebrush and others with sparse occurrences of native grasses including Basin wildrye.

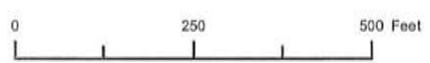
A two-acre fire burned on the east / southeast aspect in September 2006. Some of the burn area was impacted and re-graded for construction of the paved path in 2011. Except for minimal resprouting of ephedra, natural revegetation has been unsuccessful. After construction of the path, hydroseeding was applied to the slopes and staging area. The reseeding was also unsuccessful.



Date: 6/10/2014
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Figure 7
Moffat Open Space
 Carson City Parks, Recreation, & Open Space Department



Source: BING Maps Imagery

Existing Facilities

Parking

Two gravel parking areas are available: one on Lepire Drive for approximately 5-6 vehicles and another on Hells Bells Road for approximately 12 vehicles.

Signs

Moffat Open Space contains nearly every classification of signage:

- ✓ Identification
 - > Two 5' long x 3' tall concrete entrance / monument signs, one located at each parking area.
- ✓ Information
 - > Dedication / Memorial: In exchange for a reduced purchase price, Carson City agreed to a plaque commemorating the memory of the Moffat family. The bronze plaque is located on a boulder at the summit.
 - > Interpretive: In September 2009, two girl scouts with Troop 475 developed an interpretive trail to the summit. One large granite plaque explained the views from four small numbered plaques along the trail. Since then, the Open Space Program reproduced and replaced the original signs which were destroyed by vandalism. A brochure was also developed.
- ✓ Directional
 - > One Riverview Park / Mexican Ditch Trail System map
 - > Several trail directional signs
- ✓ Regulatory / Warning
 - > There are two "Road Closed" signs, one on each gate to the north and south of Kings Canyon Creek. In the event of high water flows and flooding, the gates should be closed.
 - > Several traffic signs at the trail junctions and road intersections.

Trails

A 0.4 mile paved path network connects the Linear Park Trail / Route 6 and Mexican Ditch Trail. The paving improvements started around 2002 and have been achieved through several projects. The first section traverses the property from Fairview Drive to Hells Bells Road and was built to provide a paved, off-street travel route for school children. In 2008, and as a component of a larger paving project funded by Q1 and the Recreational Trails Program, approximately 200' was added near the eastern end to the connect towards the north and Kings Canyon Creek and to the southeast towards the Mexican Ditch Trail. In 2011, a grant through the Safe Routes to School Program funded a 1,000' section to Lepire Drive. Also in 2011, a new water transmission main was installed along the southern boundary and most of the original path was reconstructed.

Approximately 800' of unpaved trails exist on the property, including a trail constructed in 2002 around the summit and to the shade structure as well as several social trails.



Photo 19. Concrete entrance / monument sign located near Lepire Drive.



Photo 20. Dedication / memorial plaque located at the summit.

Other

One iconic feature of the Moffat Open Space is the sundial shade structure, installed in 2002. This feature was also a condition of the purchase agreement with Mr. Moffat. In 2003, the Carson City Parks and Recreation Department received the Elmer H. Anderson Parks Excellence Award, Special Feature Category from the Nevada Recreation and Park Society. This award recognizes outstanding efforts in the field of park planning, design and development in the State of Nevada.

The U.S. Geological Survey has a water monitoring station near the creek, considered as the Eagle Valley Creek station.

To assist in maintenance efforts, trash cans are available.

Master Plan References

Unified Pathways Master Plan

As identified in the Unified Pathways Master Plan, all path improvements have been completed.

Funding and Other Requirements or Restrictions

- 1) The Moffat Open Space was purchased solely by the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code Section 13.06.

- 2) Path improvements were partially funded by Q1. The Funding Agreement for the Linear Park Bicycle / Hiking Trail, CA-RT-07040 includes the following wording:

Page 8. Special Conditions.

2. The project shall be operated and maintained by the grantee for at least 20 (twenty) years after project completion.

- 3) Path improvements were partially funded by the Recreational Trails Program. The Project Agreement for the Linear Park Bicycle / Hiking Trail Project (Phase IV) - Trail Connectivity, Project Number FY 2007-21 includes the following wording:

The Project Sponsor hereby promises, in consideration of the promises made by the State of Nevada herein, to execute the project described above in accordance with the terms of this agreement and as described in the Nevada Recreational Trails Program Grants Manual.

Nevada Recreational Trails Program Grants Manual.

Page 6. Long-Term Project Management Commitment. Project sponsors are responsible to determine who will perform long-term maintenance on the trail project. A letter signed by the party responsible for long-term maintenance must be submitted with the project application.

- 4) Path improvements were partially funded by the Safe Routes to School Program. The Cooperative (Local Public Agency) Agreement for the Moffat Open Space Connection Project, Highway Agreement P201-10-063 with the Department of Transportation includes the following wording:

Page 4. The City agrees to

16. To accept maintenance responsibilities including utility costs for the shared-use path improvements constructed as part of the project, upon completion and the department's final written acceptance of the project.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Moffat Open Space.

- ✓ A revegetation treatment should be applied to the previously disturbed areas. A native seed mix containing perennial grass, forbs, and shrubs should be applied during the winter months, ideally November 1st – January 31st.

- ✓ Consider an evaluation of Kings Canyon Creek and the adjacent drainages regarding improvements to stormwater management and restoration of riparian areas.

3.1.5 Morgan Mill Preserve Open Space

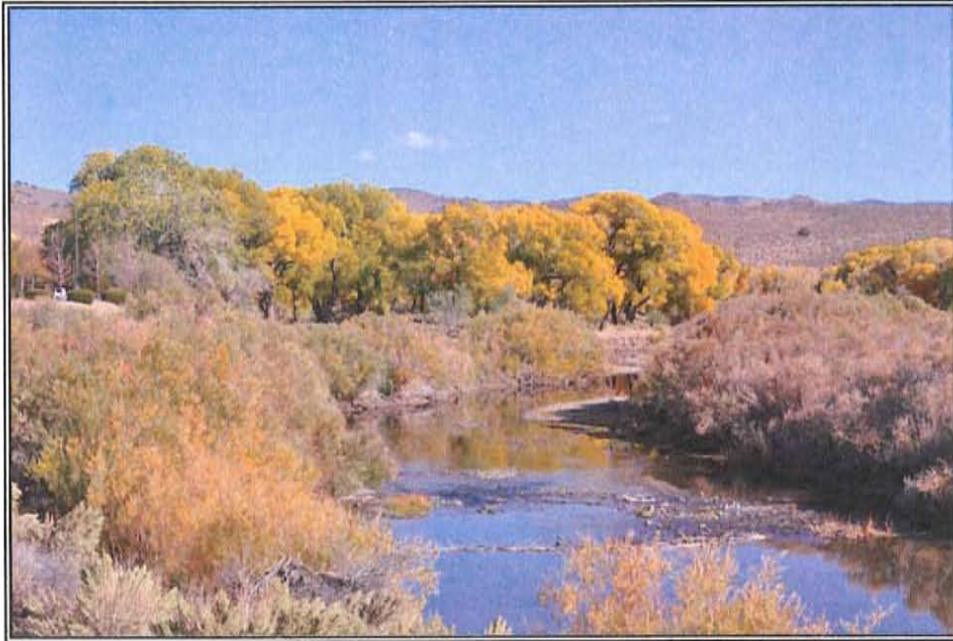


Photo 21. Morgan Mill Preserve Open Space

Acres: 32 acres
Location: West of the Deer Run Road Bridge

Purchase Date: January 2011
Purchased From: John C. Serpa / Sierra Clouds LLC
Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Nevada Conservation and Resource Protection Grant Program (Q1)

The Morgan Mill Preserve Open Space was acquired as part of a larger acquisition from Mr. John C. Serpa / Sierra Clouds LLC. A different official name was recommended due to its geographic separation from the other parcels on the east side of Deer Run Road and its different topographic and biological characteristics.

Morgan Mill Preserve Open Space consists of two parcels – one on each side of the river. The parcel to the north is more accessible and therefore, more commonly used by the public. In recent years, Silver State Charter School has adopted the site for environmental education with the high school students. Additionally, the Nevada Division of Environmental Protections has added the site to its list of water quality monitoring stations for Snapshot Day in the Carson River Watershed.

Location and Access

Morgan Mill Preserve Open Space is located on the east side of Carson City, along the Carson River (Figure 5). The property is bordered to the east by Deer Run Road; to the north by federal offices (Bureau of Land Management, Bureau of Reclamation, and U.S. Geological Survey) and vacant industrial parcels; to the west by the Carson City Morgan Mill Road River Access Area; and to the south by public lands administered by the Bureau of Land Management.

From the Deer Run Road Bridge, Morgan Mill Preserve Open Space can be seen on the northwest and southwest corners. The large cottonwood grove on the northwest corner is the most accessible and popular area. To access this parcel, visitors can park at the Carson City Morgan Mill Road River Access Area and hike for ¼ mile towards the east on a new single-track trail leading through the willows to the cottonwood grove. Alternatively, visitors may park in the vacant parcels on Deer Run Road and hike down the service road. Numerous unmarked trails (old roads) traverse the parcel.

The parcel located on the southwest corner of the bridge currently does not offer road or trail access. Neither parcel is open to vehicular access by the public.

Characteristics

Historic / Cultural

Beginning just upriver, this section of the Carson River played a very prominent role during the mining days of the Comstock Era. After ore was mined in Virginia City, it was transferred to any of the great number of stamp mills located along the river. The Carson River provided a water source which was necessary in the ore extraction process. The north parcel is within the vicinity of the historic Morgan Mill, but no artifacts seem to remain.

The Morgan Mill, afterwards known as the Yellow Jacket, on the Carson River, at Empire City, was built as a custom-mill, with 20 stamps, by James Morgan in 1864. It was sold to the Yellow Jacket Mining Company in 1865, and enlarged to 40 stamps, 20 of which weighed 1050 pounds each. In 1871, it passed into the hands of the Nevada Mill Company who worked ores for this company until 1875, when it was purchased by the Pacific Mill Company. (Amalgamation at the Comstock Lode, Nevada. 1890)

As a consequence of the ore extraction process and widespread occurrence of mercury, the U.S. EPA declared much of this area as a federally listed Superfund site in August 1990. Referred to as the Carson River Mercury Superfund Site, the primary concerns reside in contaminated soils and waterways at or near former mill sites. Along the Carson River, the site extends from the Empire Ranch Golf Course in Carson City and continues downstream for 50 miles to the Lahontan Valley. This particular site has not been tested by the Carson City Parks and Recreation Department for arsenic, lead, and mercury contaminants.

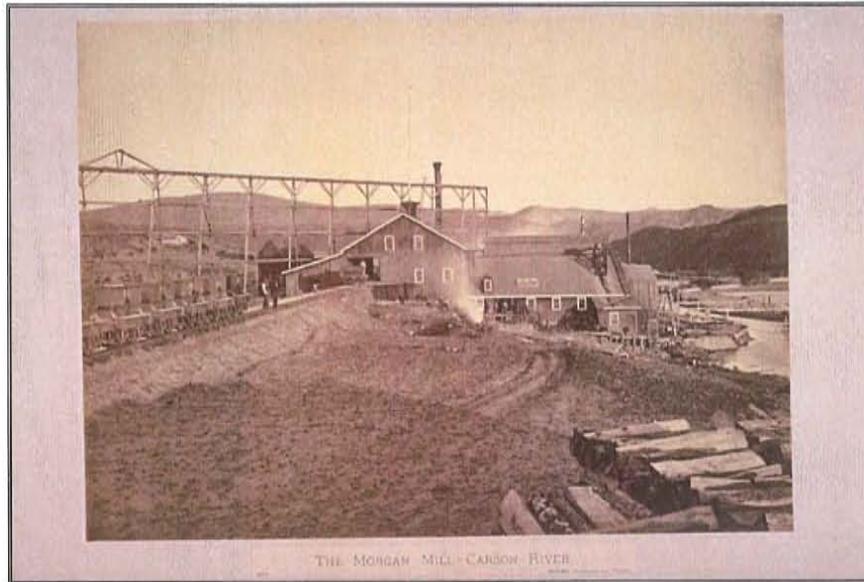


Photo 22. Morgan Mill / Yellow Jacket Mill.

Photo courtesy of the Western Nevada Historical Photo Collection, <http://wnhpc.com>

Landscape

Located on the north and south sides of the Carson River, both parcels lie within the floodway and the floodplain. The northern parcel is fairly level. The southern parcel contains a slope and an upper bench above the floodplain. There is not much variation in the elevation profile, generally ranging from 4,600' to 4,640'.

Riparian species are the dominant vegetation type. Mature cottonwoods are common throughout the parcels whereas coyote willow is common along the river's edge and wood's rose is found in a few pockets. Sagebrush is located in the upper, drier areas.

Existing Facilities

Several trails traverse throughout the cottonwood understory and are primarily used for hiking. The U.S. Geological Survey has a water monitoring station near the Carson River, considered as the Deer Run Road station.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- ✓ Aquatic Trail Class III
- ✓ An off-street / paved / multiuse pathway is proposed along the north side of the river. With that said, it is likely that any new trails or pathways within the Carson River area

for the foreseeable future will be unpaved – thereby providing a consistent surface throughout the Carson River Trail System.



Photo 23. Riparian Area and Trails

Funding and Other Requirements or Restrictions

- 1) The Morgan Mill Preserve Open Space was purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code Section 13.06.

- 2) Acquired as part of a larger acquisition from Mr. John C. Serpa / Sierra Clouds LLC in January 2011, the acquisition was accomplished in partnership with Nevada Land Trust (formerly Nevada Land Conservancy) and partially funded by the Nevada Conservation and Resource Protection Grant Program (Q1). The grant award and funding agreement identifies the use and occupancy of the land as follows:

Nonrevocable Agreement to Restrict Property

Page 1. WHEREAS, This Agreement is given to insure that the Property is maintained and used in a manner consistent with the regulations (NAC Section 321) adopted by the State for the Conservation and Resource Protection Grant Program, hereinafter referred to as "Question I Program."

Page 2. Authorized Uses. Pursuant to this Nonrevocable Agreement to Restrict Property, Grantee agrees that the Property will be used only for open space purposes that are consistent with the objectives for which the Property is acquired and the local jurisdictions' adopted open space plan. The Grantee further agrees that the property will be used for ranching and purposes that are consistent with the protection or enhancement of wildlife habitat, protection of sensitive or unique vegetation, protection of historic or cultural resources, protection of riparian corridors, floodplains, or wetlands, and/or to protect or preserve the benefits of the Property or natural resources within the State for the public.

RECOMMENDED ACTION(s) _____

The following actions are recommended to manage the property:

- ✓ Inventory and evaluate old roads for non-motorized trail use. Rehabilitate as necessary.
- ✓ Develop interpretive signage with a nature emphasis to inform and educate visitors regarding potential wildlife observations. Interpretive signage, at the entrance or on a trail loop, should also include a narrative and photos of the historic Morgan Mill / Yellow Jacket Mill.
- ✓ Consider floodplain restoration.

3.1.6 Open Space Property, unnamed (Andersen Ranch & Jarrard Ranch acquisitions)

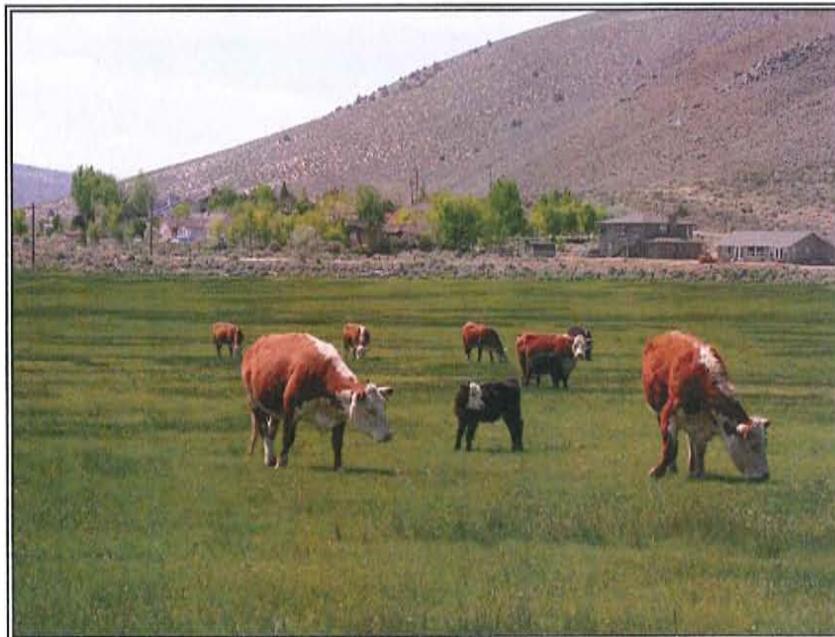


Photo 24. Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch)

Acres: 454.78 acres
Location: 4900 Carson River Road. South of Riverview Park and north of Silver Saddle Ranch.

Purchase Date: August 2007
Purchased From: Andersen Trust
Purchased Acres: 86 acres
Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Nevada Conservation and Resource Protection Grant Program (Q1)

Purchase Date: May 2010
Purchased From: James Jarrard, Trustee of the Jimmie Pete Jarrard Children's Trust and Trustee of the Kae Jarrard Trust
Purchased Acres: 368.78 acres
Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Nevada Conservation and Resource Protection Grant Program (Q1)

Commonly referred to as "Buzzy's Ranch" or the "Andersen Ranch," the property was acquired by Carson City through two transactions. The first purchase, completed in 2007, included 86 acres along the west side. The second purchase was in 2010, included 368.78 acres, and lies adjacent to the Carson River. The property consists of flood-irrigated pasture and wetlands, and is currently used for grazing by cattle and horses.

The purchase of these properties met two of the three categories under priority areas for open space protection: agricultural land and the Carson River area. Water rights, however, were not purchased with the land acquisitions and will present a challenge to keep the fields “green” as expressed by the Open Space Advisory Committee and the Board of Supervisors. While the use of reclaimed water may be one option, there are a few considerations. In 2007, Walker and Associates provided comments regarding the use of reclaimed water and the potential impacts of increased nutrients. Carson City’s reclaimed water currently has nitrogen levels higher than drinking water standards. Therefore, the Nevada Division of Environmental Protection would require an effluent management plan including preventing effluent water from entering the Carson River. It is also worth noting that other land management agencies have spent a significant amount of money to reclaim fallow agricultural land, such as Dorostkar Park in Reno and the Rosaschi Ranch near Bridgeport, and without much success.

In the near future, Ducks Unlimited will be planning and constructing a wetlands enhancement project on the property. This is one of several projects throughout the watershed funded with a grant through the North American Wetlands Conservation Act.

Location and Access

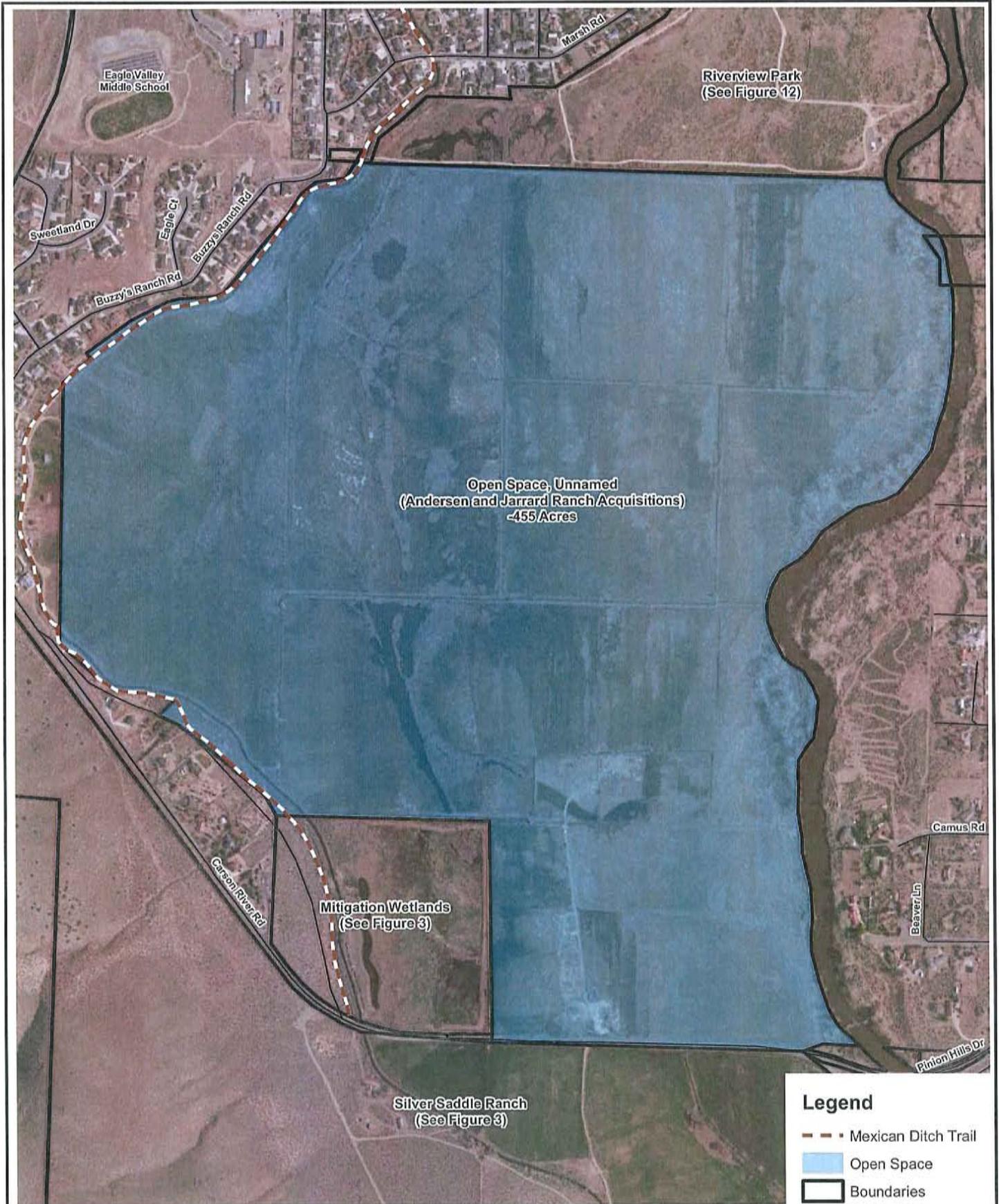
The property is situated along the west side of the Carson River and east of the Mexican Ditch between Riverview Park and Silver Saddle Ranch. The property is bordered to the south by Carson River Road, private property and the Mexican Ditch to the west, Riverview Park to the north, and the Carson River and private property to the east. The northeast portion of the property abuts private land, and is not bordered by the Carson River. The southwest portion of the land abuts the Silver Saddle Ranch mitigation wetlands (Figure 8).

While the primary access is from an unnamed dirt road leading due north approximately 1/3 mile west of Lloyds Bridge on Carson River Road, the property is not open to the public. Under the terms of the Purchase and Sale Agreement, the sellers retained full access to the property for ranching operations as long as they hold water rights and up to four years beyond the sale of water rights. The Purchase and Sale Agreement from James Jarrard, however, provided a 10-foot wide section of the property adjacent to the Carson River for the development of a hiking trail.

Characteristics

Historic / Cultural

At the time of acquisition, there was a house, several barns and other structures near the main entrance on Carson River Road. Most of the structures were determined to be no longer functional and were removed. Prior to removal, the structures were documented in a Historic Determination of Property prepared in 2011 by J.P. Copoulos. One stable with corrugated metal siding and one stone shed made of quarried stone masonry and river rock remain.



Open Space, Unnamed
 (Andersen and Jarrard Ranch Acquisitions)
 ~455 Acres

Mitigation Wetlands
 (See Figure 3)

Silver Saddle Ranch
 (See Figure 3)

Legend

- Mexican Ditch Trail
- Open Space
- Boundaries
- Roads and Trails

0 500 1,000 Feet

Source: BING Maps Imagery

Date: 6/10/2014

Figure 8
Open Space, Unnamed
 Carson City Parks, Recreation, & Open Space Department

Path: R:\projects\Carson_City_Parks_Rec\06_101_6MKDa\2_21_13\Figure_9.mxd

Landscape

The property is located within the Carson River corridor, running adjacent to the Carson River and consisting of pastures, wetlands, riverfront and viewsapes. The majority of the property lies within the Carson River floodway and the 100-year floodplain, however, the western portion is outside of the floodplain.

Approximately 600 feet of the river bank has migrated to the west by 118 feet. The barbed-wire fence in this area has been relocated to the west. Michael Andersen, previous owner and current ranch manager, indicated that the Carson River floods from the west to the east meaning that the western area near the Mexican Ditch is essentially lower in elevation than the area to the east. Therefore, the river may continue to erode to the west. While erosion is a natural river function, vegetation alteration and management associated with ranching may exacerbate or hinder the meander advancement.

The property does not have water rights. The previous owners reserved the right to work the ranch using the reserved water rights from the Mexican Ditch. The value of the water rights was substantially more than the purchase price of the land.

Existing Facilities

In addition to the stable and stone shed identified above, there is a ¼ mile dirt road to the north leading to a large corral and the center of the ranching operation. Ranch-related equipment and infrastructure include: corrals, gates, cattle chute(s), irrigation ditches and headgates, tractors, and miles of fencing. Utility easements cross the property.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- ✓ An off-street / paved / multiuse pathway is proposed along the west (the Mexican Ditch Trail), north and eastern sides of the property. A bridge is proposed at the northeastern corner of the property to cross over an irrigation return channel and connect with Riverview Park. With that said, it is likely that any new trails or pathways within the Carson River area for the foreseeable future will be unpaved – thereby providing a consistent trail surface throughout the Carson River Trail System.

Funding and Other Requirements or Restrictions

Both properties were purchased with the same funding sources: Carson City Open Space, Quality of Life Sales and Use Tax Funds and Nevada Conservation and Resource Protection Grant Program (Q1). The Purchase and Sale Agreements had slightly different language.

- 1) The properties were purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code Section 13.06.

- 2) The properties were purchased with partial funding from partially funded by the Nevada Conservation and Resource Protection Grant Program (Q1). The grant award and funding agreement identifies the use and occupancy of the land as follows:

Should the State determine that subsequent to any transfer of water rights from the property(ies) that the Grantee is unable to secure and deliver effluent waters necessary to maintain irrigated and riparian land upon the properties subject to this agreement, then the Grantee shall return the State's grant funding plus interest.

- 3) The Purchase and Sale Agreement for the Jarrard Ranch (April 20, 2010) identifies, among other items, the following:

9. Reservation of use of Property: Seller retains the right to use of the property for grazing livestock, ranching and other agricultural purposes on the following terms and conditions:

- a. Seller or its designee(s) shall have the right to irrigate the Property according to seller's historical practices so long as water is available*
- b. Seller or its designee(s) shall maintain the headgates, diversion works, and ditches as seller deems necessary in seller's sole discretion.*
- i. The Seller shall not engage in any activity pursuant to the sellers rights under this section which will interfere with or materially impair:.....*
 - 1. The Use of the property by members of the public for the purpose of*
 - c. Hiking walking or otherwise using a ten (10) foot wide section of the Property running adjacent to the Carson River for the entire course of the eastern boundary of the Property, so long as buyer installs and maintains exclusionary fencing along the entire western boundary of said section....*

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the property:

- ✓ Adopt an official name for the property.
- ✓ Consider securing water rights that are tied to the land.
- ✓ Construct the trail and bridge as identified in the UPMP.

- ✓ Stabilize the river bank as appropriate.
- ✓ Similar to Silver Saddle Ranch, a Conservation Plan by NRCS should be developed, providing 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.

3.1.7 Open Space Property, unnamed (Vidler Water Company donated property)



Photo 25. Open Space Property, unnamed (Vidler Water Company donated property)

Acres: 39.02 acres
Location: Hells Bells Road

Purchase Date: November 2010
Purchased From: Vidler Water Company, Inc.
Funding Source: Not applicable. The land was donated.

“Out of love and affection for [Carson City],” Vidler Water Company donated the property to the Open Space Program in November 2010. Water rights for the property were reserved by Vidler Water Company and are not owned by Carson City.

Prior to the donation, Vidler Water Company generously constructed a ½-mile trail along the east edge of the property. They also installed a barbed-wire fence to provide a separation between the ranching operation and recreational users. Under Carson City ownership, limited grazing has continued. The rancher has accessed the property via the cul-de-sac and residential lots on Hells Bells Road. After the residential lots are developed, the only access will be through the parks and trails. At some point, grazing may be discontinued.

Location and Access

The property is located between the Empire Ranch Trail on the north and Riverview Park to the south (Figure 9). It is currently accessed via a 10' wide unpaved trail from Riverview Park. In the near future, after bridge construction across Lower Kings Canyon Creek / Eagle Valley Creek, the property will also be accessed from the Empire Ranch Trail.

Characteristics

Historic / Cultural

The Eagle Creek Bridge and Trail Project required a cultural resources survey and consultation with the Nevada State Historic Preservation Office. A consultant searched records with the Nevada Cultural Resources Inventory System (NVCRIS), the State Historic Preservation Office, and the National Register List for relevant inventories within 0.5 miles (800 meters) of the proposed Eagle Creek Trail segment. Historic GLO plat maps (1862), historic topographic maps (1893), 1872 V&T Railroad Maps, and a 1937 Carson City Base Map were also consulted and field survey was conducted. No sites were identified within and around the project location.

Landscape

The property hosts a broad variety of open water, upland, wetland, and riparian vegetation including coyote willow, cottonwood, rushes and sedges, sagebrush, rabbitbrush, shadscale, and wild iris. The parcel includes approximately 450 feet along the river. The entire property lies within the Carson River floodway and the 100-year floodplain.

Existing Facilities

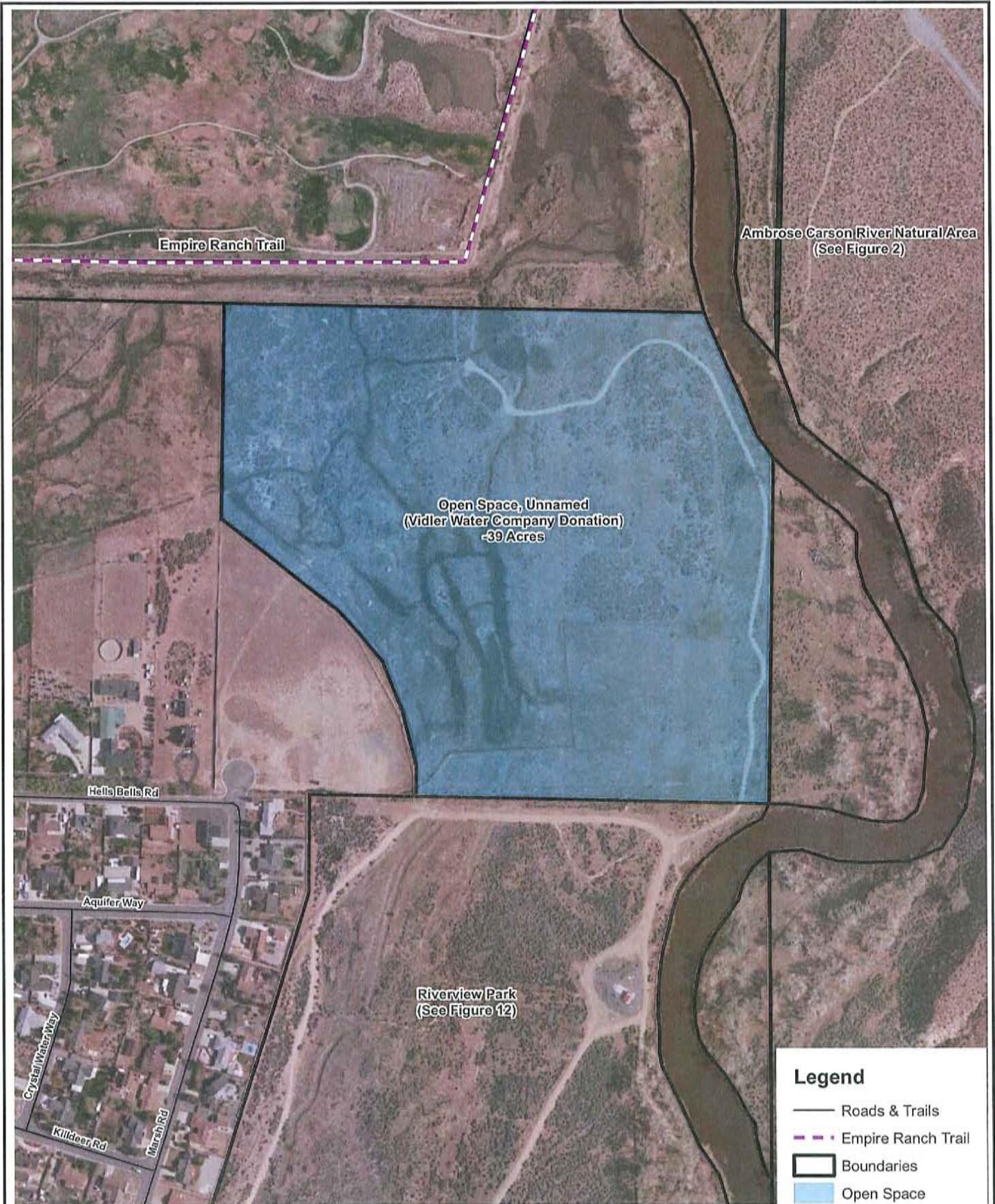
The property hosts a series of water ditches and small ponds fed by water from tail water of upgradient flood irrigation. There is about ½ mile of a 10 to 12'-wide unpaved trail along the eastern portion of the property.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- ✓ An off-street / paved / multiuse pathway is identified along the eastern side of the property. A bridge is identified at the northern end of the property to cross over the creek and connect with the Empire Ranch Trail. Except for the paving, both pathway components are scheduled to be completed by the end of 2015.



Legend

- Roads & Trails
- - - Empire Ranch Trail
- ▭ Boundaries
- Open Space

Date: 6/10/2014
RCI
 Resource Concepts Inc

Figure 9
Open Space, Unnamed
 Carson City Parks, Recreation, & Open Space Department

0 300 600 Feet
 Source: BING Maps Imagery

Funding and Other Requirements or Restrictions

The land was donated by Vidler Water Company to Carson City and is subject to the provisions of the Carson City Municipal Code Section 13.06.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the property.

- ✓ Adopt an official name for the property.
- ✓ While not identified in the UPMP, a second trail along the western side of the property could add a loop option and be complementary to the Carson River Trail System.