

**City of Carson City  
Agenda Report**

**Date Submitted:** November 10, 2014

**Agenda Date Requested:** November 20, 2014

**Time Requested:** 30 minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department – Open Space Division

**Subject Title:** Presentation and discussion only on the Draft Management Plan for Carson City Open Space and Parks in the Carson River Area, dated July 2014. (Ann Bollinger)

**Staff Summary:** The Management Plan draws from several past planning efforts and documents including city-wide Master Plans. Concepts and specific recommendations from Master Plans, as well as comments and questions received between 2011 and June 2014 on various elements, have been incorporated and/or responded to in the draft. Staff, with Ms. Lynn Zonge from Resource Concepts, Inc., will provide an update to the Board of Supervisors and will be seeking comments for the final revision.

**Type of Action Requested:** (check one)

☐ Resolution

☐ Ordinance

☐ Formal Action/Motion ☒ Other (Specify) – presentation and discussion only

**Does This Action Require A Business Impact Statement:** ☐ Yes ☒ No

**Recommended Board Action:** Presentation and discussion only. No action may be taken.

**Explanation for Recommended Board Action:** The general purpose of a management plan is to include a summary of what is known of the site, its importance, the issues that relate to its future well-being, and a series of actions for immediate, medium-term, and long-term implementations. As discussed on page 1-9, the purpose of this Management Plan is additionally:

- 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 (for the Ambrose Carson River Natural Area, Prison Hill Recreation Area, and Silver Saddle Ranch).
- 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, Carson City's Open Space Plan, Parks and Recreation Master Plan, and Unified Pathways Master Plan as it relates to the Management Area.
- 4) To provide recommended actions to manage the Open Space and Parks.

**Applicable Statute, Code, Policy, Rule or Regulation:**

- Carson City Municipal Code 13.06 – Open Space
- Conservation Easement for the Ambrose Carson River Natural Area, Prison Hill Recreation Area, and Silver Saddle Ranch

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** N/A

**Supporting Material:**

- Draft Management Plan for Carson City Open Space and Parks in the Carson River Area, dated July 2014

**Prepared By:** Ann Bollinger Date: 11/10/14  
Ann Bollinger, Open Space Administrator

**Reviewed By:** Roger Moellendorf Date: 11/10/14  
Roger Moellendorf, Parks & Recreation Director

Nicholas W. Wund Date: 11/10/14  
City Manager

David J. Smith Date: 11/10/14  
District Attorney

Michael A. Smith Date: 11/10/14  
Finance Director

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



Draft: July 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

Prepared by:

Carson City  
Parks, Recreation &  
Open Space Department

—with—

WashoZephyr Consulting

—and—

Resource Concepts, Inc.



[This page intentionally left blank.]



## TABLE OF CONTENTS

<b>1.0</b>	<b>Introduction .....</b>	<b>1-1</b>
1.1	<i>Management Area Overview .....</i>	<i>1-1</i>
1.2	<i>Purpose .....</i>	<i>1-4</i>
1.3	<i>Background.....</i>	<i>1-5</i>
1.3.1	Past Planning Efforts.....	1-5
1.3.2	Current Planning Effort.....	1-6
1.4	<i>Management and Guidance Documents.....</i>	<i>1-7</i>
<b>2.0</b>	<b>Conservation Easement Lands .....</b>	<b>2-1</b>
2.1	<i>Management Guidelines and Regulations .....</i>	<i>2-1</i>
2.1.1	Management Focus .....	2-1
2.1.2	Cultural and Historic Resources .....	2-1
2.1.3	Permitted Uses .....	2-2
2.1.4	Prohibited Uses .....	2-3
2.1.5	Inspection, Management Plan, and Monitoring .....	2-4
2.2	<i>Property Locations, Characteristics, and Facilities.....</i>	<i>2-5</i>
2.2.1	Carson River Floodplain and Riparian Corridor .....	2-6
2.2.2	Ambrose Carson River Natural Area .....	2-7
2.2.3	Prison Hill Recreation Area.....	2-10
2.3	<i>Silver Saddle Ranch.....</i>	<i>2-15</i>
2.4	<i>Recreation Management.....</i>	<i>2-27</i>
2.4.1	Conservation Easement Visitation .....	2-27
2.4.2	Facilities.....	2-28
2.4.3	Interpretive Programs .....	2-31
2.4.4	Public Day Use and Events .....	2-31
2.4.5	Administrative Fees and Reservations .....	2-35
2.5	<i>Summary of Recommended Actions.....</i>	<i>2-35</i>
<b>3.0</b>	<b>Open Space .....</b>	<b>3-1</b>
3.1	<i>Property Locations, Characteristics, and Facilities.....</i>	<i>3-1</i>
3.1.1	Carson River Canyon Open Space .....	3-1
3.1.2	Golden Eagle Open Space.....	3-9
3.1.3	Mexican Dam Open Space.....	3-15
3.1.4	Moffat Open Space.....	3-19
3.1.5	Morgan Mill Preserve Open Space.....	3-25
3.1.6	Open Space Property, unnamed (Andersen Ranch & Jarrard Ranch acquisitions) .....	3-31
3.1.7	Open Space Property, unnamed (Vidler Water Company donated property) .....	3-36
3.2	<i>Facilities .....</i>	<i>3-39</i>
3.3	<i>Public Day Use and Events.....</i>	<i>3-42</i>
3.4	<i>Summary of Recommended Actions.....</i>	<i>3-43</i>

<b>4.0</b>	<b>Parks and Trails .....</b>	<b>4-1</b>
4.1	<i>Property Locations, Characteristics, and Facilities .....</i>	4-1
4.1.1	Ambrose Carson River Natural Area .....	4-1
4.1.2	Carson River Aquatic Trail .....	4-4
4.1.3	Carson River Park.....	4-6
4.1.4	Empire Ranch Trail.....	4-9
4.1.5	Hidden Meadows Trailhead .....	4-12
4.1.6	Korean War Veterans Memorial Park .....	4-14
4.1.7	Mexican Ditch Trail.....	4-15
4.1.8	Morgan Mill Road River Access Area .....	4-18
4.1.9	Prison Hill Recreation Area.....	4-21
4.1.10	Riverview Park .....	4-24
4.2	<i>Facilities .....</i>	4-28
4.3	<i>Public Day Use and Events.....</i>	4-30
4.4	<i>Summary of Recommended Actions.....</i>	4-32
<b>5.0</b>	<b>Management Considerations for All Lands.....</b>	<b>5-1</b>
5.1	<i>Adjacent Lands .....</i>	5-1
5.1.1	Bureau of Land Management.....	5-1
5.1.2	State of Nevada .....	5-1
5.2	<i>Maintenance and Performance Levels of Service.....</i>	5-2
5.3	<i>Recreation and Resource Management .....</i>	5-5
5.3.1	Accessibility .....	5-5
5.3.2	Agricultural Lands.....	5-6
5.3.3	Camping.....	5-7
5.3.4	Carson River Mercury Site .....	5-8
5.3.5	Cultural Resources.....	5-9
5.3.6	Disc Golf.....	5-11
5.3.7	Dogs .....	5-13
5.3.8	Ecotourism.....	5-15
5.3.9	Floodplain and River Environment.....	5-15
5.3.10	Fuels Management.....	5-17
5.3.11	Interpretive Programs .....	5-18
5.3.12	Off-Highway Vehicle Use .....	5-19
5.3.13	Public Safety .....	5-20
5.3.14	Shooting.....	5-20
5.3.15	Signage .....	5-23
5.3.16	Trails .....	5-24
5.3.17	Water Resources .....	5-28
5.3.18	Weed Control .....	5-29
5.3.19	Wetlands.....	5-31
5.3.20	Wild Horses .....	5-32
5.4	<i>Summary of Recommended Actions.....</i>	5-34

<b>6.0 Administration .....</b>	<b>6-1</b>
6.1 <i>Related Plans and Ordinances</i> .....	6-1
6.2 <i>Fees and Reservations</i> .....	6-1
6.3 <i>Communication Planning</i> .....	6-2
6.4 <i>Summary of Recommended Actions</i> .....	6-3
<b>7.0 Staffing and Budgets.....</b>	<b>7-1</b>
7.1 <i>Division Responsibilities</i> .....	7-1
7.2 <i>Staffing</i> .....	7-1
7.2.1 <i>Current Staffing</i> .....	7-1
7.2.2 <i>Future Staffing and Support</i> .....	7-3
7.3 <i>Budgets</i> .....	7-7
7.3.1 <i>Estimated Revenue</i> .....	7-7
7.3.2 <i>Estimated Expenses</i> .....	7-8
7.4 <i>Summary of Recommended Actions</i> .....	7-10
<b>8.0 References.....</b>	<b>8-1</b>

**List of Figures**

Figure 1.1.	General Location Map of Management Plan Lands .....	1-3
Figure 2.1.	Ambrose Carson River Natural Area .....	2-9
Figure 2.2.	Prison Hill Recreation Area.....	2-12
Figure 2.3.	Silver Saddle Ranch, East Silver Saddle Ranch, and Mitigation Wetlands .....	2-16
Figure 2.4.	Historic Ranch Complex Structures.....	2-22
Figure 3.1.	Carson River Canyon Open Space .....	3-3
Figure 3.2.	Golden Eagle and Mexican Dam Open Space .....	3-11
Figure 3.3.	Moffat Open Space .....	3-21
Figure 3.4.	Morgan Mill Preserve Open Space.....	3-27
Figure 3.5.	Open Space Unnamed (Andersen and Jarrard Ranch Acquisitions) .....	3-33
Figure 3.6.	Open Space Unnamed (Vidler Water Company donation) .....	3-38
Figure 4.1.	Ambrose River Natural Area (Park) .....	4-3
Figure 4.2.	Carson River Park .....	4-7
Figure 4.3.	Empire Ranch Trail .....	4-10
Figure 4.4.	Riverview Park, Korean War Veterans Memorial Park, and Hidden Meadows Trailhead .....	4-13
Figure 4.5.	Mexican Ditch Trail.....	4-16
Figure 4.6.	Empire Ranch Trail and Morgan Mill Road River Access Area .....	4-20
Figure 4.7.	Prison Hill Recreation Area.....	4-22
Figure 4.8.	Riverview Park, Korean War Veterans Memorial Park, and Hidden Meadows Trailhead .....	4-27

## List of Photos

Photo 1. View of the Carson River Corridor during high flows .....	2-6
Photo 2. Desert Peach at Ambrose CRNA .....	2-7
Photo 3. Prison Hill Motorized Area .....	2-10
Photo 4. Prison Hill Non-Motorized Area .....	2-11
Photo 5. Silver Saddle Ranch uplands and agricultural fields .....	2-15
Photo 6. Silver Saddle Ranch agricultural lands .....	2-17
Photo 7. View of river access on of East Silver Saddle Ranch .....	2-19
Photo 8. The Red House at Silver Saddle Ranch .....	2-21
Photo 9. Mitigation Wetlands .....	2-25
Photo 10. Escape from Prison Hill Half-Marathon Running Event .....	2-27
Photo 11. Carson River Canyon Open Space .....	3-1
Photo 12. Historic Merrimac Mill, view looking downriver. ....	3-5
Photo 13. Indian paintbrush in Carson River Canyon .....	3-6
Photo 14. Golden Eagle Open Space.....	3-9
Photo 15. View from the scenic lookout point to the south and towards Carson Valley.....	3-13
Photo 16. Mexican Dam Open Space.....	3-15
Photo 17. Historic Mexican Dam .....	3-17
Photo 18. Trail towards the north and the Mexican Dam. ....	3-18
Photo 19. Old sign on the western boundary posted by previous owners. ....	3-18
Photo 20. Moffat Open Space.....	3-19
Photo 21. Concrete entrance / monument sign located near Lepire Drive. ....	3-23
Photo 22. Dedication / memorial plaque located at the summit. ....	3-23
Photo 23. Morgan Mill Preserve Open Space .....	3-25
Photo 24. Historic Morgan Mill / Yellow Jacket Mill.....	3-28
Photo 25. Riparian area and trails in the Morgan Mill Preserve Open Space .....	3-29
Photo 26. Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch).....	3-31
Photo 27. Open Space Property, unnamed (Vidler Water Company donated property).....	3-36
Photo 28. Ambrose Carson River Natural Area, Parks Division parcel .....	4-1
Photo 29. Rafters entering the Carson River at the Morgan Mill Road River Access Area.....	4-4
Photo 30. View of Carson River Park looking southeast .....	4-6
Photo 31. Walkers enjoying Empire Ranch Trail .....	4-9
Photo 32. Hidden Meadows Trailhead .....	4-12
Photo 33a and b. The entrance to the Korean War Veterans Memorial Park and the park facilities ....	4-14
Photo 34. Mexican Ditch Trail. ....	4-15
Photo 35. View of Morgan Mill Road River Access Area.....	4-18
Photo 36. Prison Hill Recreation Area .....	4-21
Photo 37. View to the east across Riverview Park.....	4-24
Photo 38a and b Riverview Park bench near the river and historical structures at the park entrance. ....	4-25
Photo 39. Unauthorized dispersed camping in Carson River Canyon. ....	5-7
Photo 40a and b. Disc golf examples from the Truckee River Regional Park. Left: A Pole Hole disc golf basket. Right: Tee area .....	5-12

**List of Tables**

Table 1. List of Properties and Acres.....	1-2
Table 2. Management and Guidance Documents .....	1-7
Table 3. Conservation Easement Lands – Facilities .....	2-29
Table 4. Conservation Easement Lands – Examples of Allowable Events .....	2-32
Table 5. Conservation Easement Lands – Examples of Prohibited Events .....	2-32
Table 6. Conservation Easement Lands – Public Day Use and Events .....	2-33
Table 7. Conservation Easement Lands – Action Summary.....	2-36
Table 8. Open Space – Facilities.....	3-40
Table 9. Open Space – Public Day Use and Events .....	3-43
Table 10. Open Space – Action Summary .....	3-44
Table 11. Parks and Trails – Facilities.....	4-29
Table 12. Parks and Trails – Public Day Use and Events .....	4-31
Table 13. Parks and Trails – Action Summary .....	4-32
Table 14. Maintenance Levels.....	5-3
Table 15. Performance Levels.....	5-4
Table 16. Management Considerations – Action Summary .....	5-34
Table 17. Administrative Items – Action Summary.....	6-3
Table 18. Estimated Expenses for Basic Operations and Maintenance.....	7-9
Table 19. Estimated Expenses for Equipment .....	7-9
Table 20. Estimated Expenses for Staff.....	7-9
Table 21. Administrative Items – Action Summary.....	7-10

**List of Appendices**

Appendix A	Conservation Easement and Baseline Condition Report
Appendix B	Programmatic Agreement
Appendix C	NRCS Conservation Plan for Silver Saddle Ranch
Appendix D	Silver Saddle Ranch Facilities and Assets
Appendix E	BLM Staffing and Budget History at Silver Saddle Ranch



**List of Acronyms**

AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
APE	Area of Potential Effect
APN	Assessor Parcel Number
BLM	Bureau of Land Management
CCMC	Carson City Municipal Code
CRNA	Carson River Natural Area
EA	Environmental Assessment
EPA	U.S. Environmental Protection Agency
FOSSR	Friends of Silver Saddle Ranch
HRC	Historic Resources Commission
HMA	Herd Management Area
IMBA	International Mountain Bicycling Association
N/A	Not applicable
NAC	Nevada Administrative Code
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NHPA	National Historic Preservation Act
NRCS	Natural Resources Conservation Service
NRS	Nevada Revised Statutes
OHV	Off-Highway Vehicle
OPLMA	Omnibus Public Lands Management Act of 2009
PNMTA	Pine Nut Mountain Trails Association
SHPO	State Historic Preservation Office
UPMP	Unified Pathways Master Plan
USFS	United States Forest Service
V&T	Virginia and Truckee

2014-8-4 pm DRAFT plan 14-208 1 CCPR lz-jm L7-22.doc  
[August 4, 2014]  
[old log 1-10]

[This page intentionally left blank.]

## 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

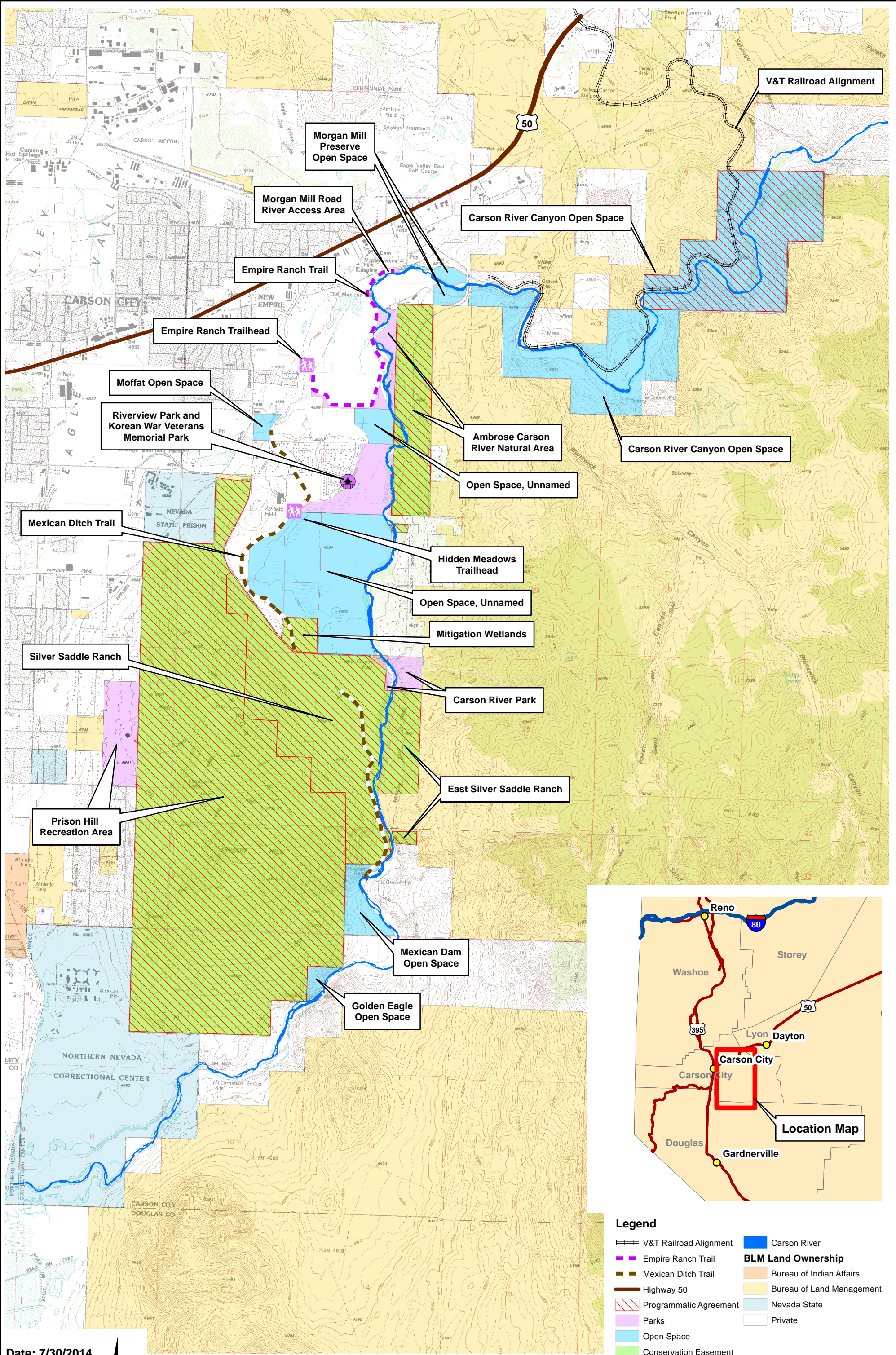
Table 1 identifies the properties discussed throughout this Management Plan. Trails may traverse any or all of the areas. Individually, trails may not have encumbrances but the underlying ownership or trailhead may have restrictions. Figure 1.1 provides an illustration regarding their location.

**Table 1. List of Properties and Acres**

<b>Conservation Easement Lands</b>	<b>Estimated Acres<sup>1/</sup></b>
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
<b>Sub-Total</b>	<b>3,573.9</b>
<b>Open Space</b>	
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
<b>Sub-Total</b>	<b>1498.5</b>
<b>Parks and Trails</b>	
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
<b>Sub-Total Parks</b>	<b>287.4</b>
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

<sup>1/</sup> 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.







[This page intentionally left blank.]



## 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 A), 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.

[This page intentionally left blank.]



## 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
  - > Non-motorized 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



**Photo 1. View of the Carson River Corridor during high flows**

Acres: 70 acres (within Silver Saddle Ranch and Ambrose CRNA)  
Location: East side of Silver Saddle Ranch and West side of Ambrose CRNA

The Conservation Easement references the Carson River Floodplain and Riparian Corridor. There are approximately 1.3 miles of river and 45 acres of floodplain within and immediately adjacent to the Silver Saddle Ranch and 0.5 miles of river and 25 acres of floodplain within and immediately adjacent to the Ambrose CRNA that include the Carson River and adjacent riparian corridor.

### ***Location and Access***

The Carson River floodplain and riparian corridor are along both sides of the river. Access to the west side of the floodplain in the Silver Saddle Ranch area is available via informal trails leading south from Carson River Park, and access to the east side is available via informal trails in the East Silver Saddle Ranch area. Access to the west side of the floodplain in the Ambrose CRNA is available via the formal trail through the Unnamed Open Space (Vidler donation) and on the east side of the river via informal trails leading west from Deer Run Road.



### ***Characteristics***

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.

### ***RECOMMENDED ACTION(S)*** \_\_\_\_\_

The following actions are recommended to manage the Carson River Floodplain and Riparian Corridor:

- ✓ Designate parking areas and maintain barriers to prohibit vehicle access into the floodplain, riparian corridor and other sensitive areas.
- ✓ In order to preserve and protect cottonwood galleries, continue wrapping and maintain chicken wire around tree trunks and manage beaver populations.
- ✓ Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor.
- ✓ Work with natural resource agencies to improve river function, where necessary, and riparian vegetation along the river corridor.

## **2.2.2 Ambrose Carson River Natural Area**



**Photo 2. Desert Peach at Ambrose CRNA**

Acres: 265.4 acres  
Location: Deer Run Road

The Conservation Easement portion of the Ambrose CRNA consists of lands transferred from the BLM to Carson City as identified in the OPLMA and with the Conservation Easement restrictions (Figure 2.1).

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 is not subject to the Conservation Easement restrictions.

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.

### ***Location and Access***

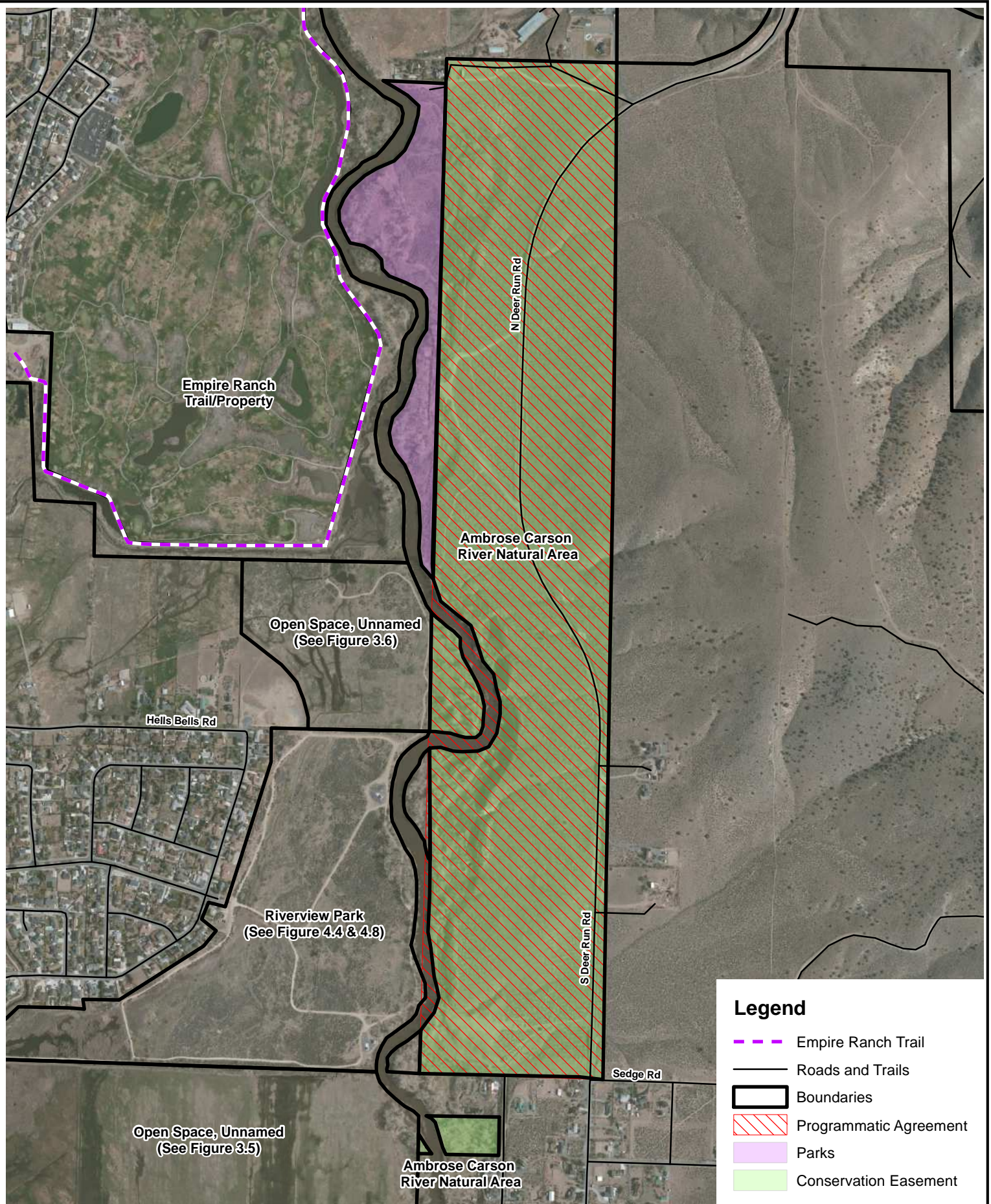
The Ambrose CRNA is accessed via Deer Run Road. One large pull out area with trails is located near the northern portion of the area.

### ***Characteristics***

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.





Date: 8/4/2014



**Figure 2.1**  
**Ambrose Carson River Natural Area**  
**Park and Conservation Easement Lands**  
 Carson City Parks, Recreation, & Open Space Department

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



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.
- ✓ Consider trailhead improvements including restroom facilities, more parking, and signage.

### 2.2.3 Prison Hill Recreation Area



**Photo 3. Prison Hill Motorized Area**



**Photo 4. Prison Hill Non-Motorized Area**

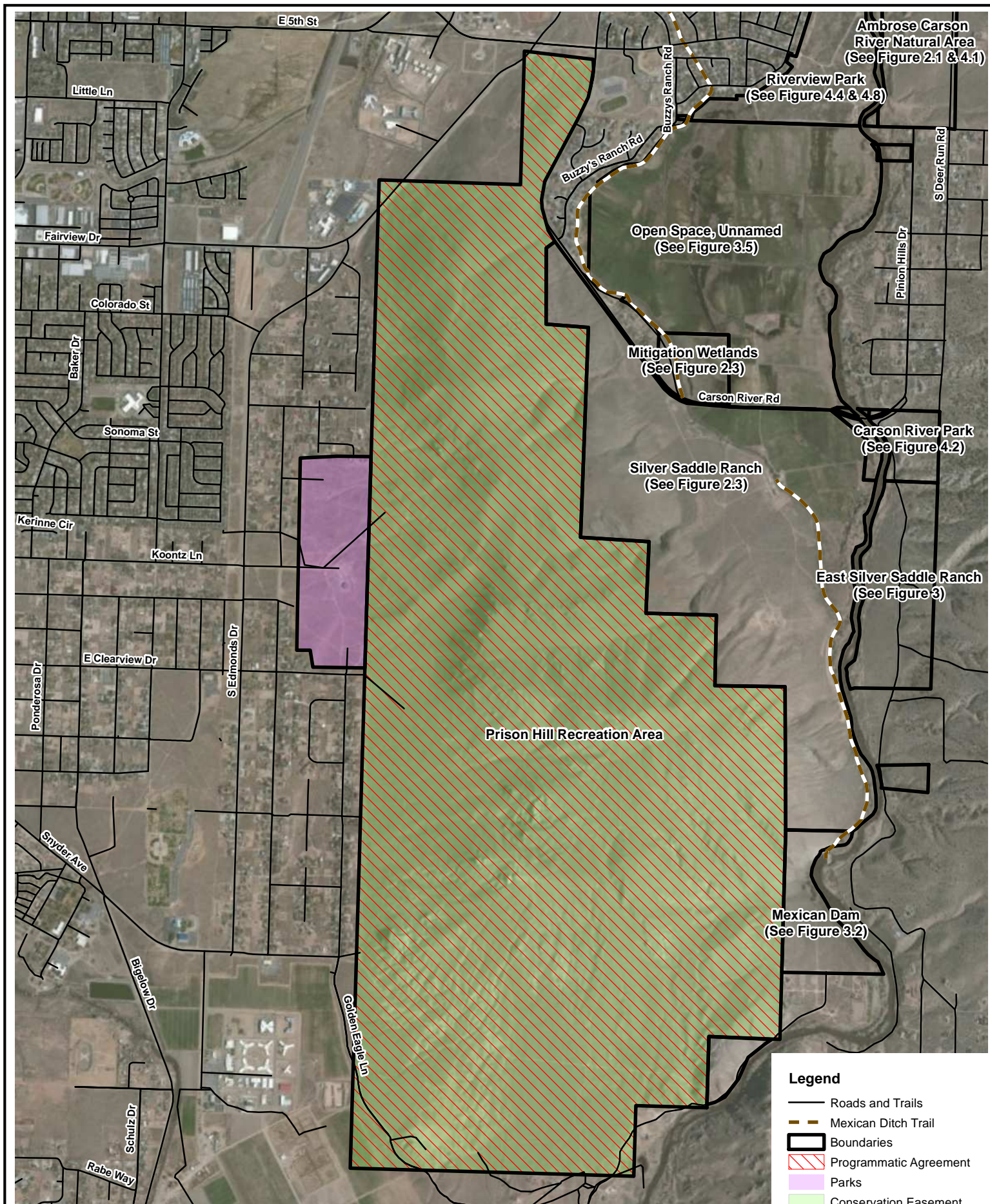
Acres:	2500 acres
Location:	West side of Silver Saddle Ranch, Mexican Dam Open Space and Golden Eagle Open Space

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 (Figure 2.2). 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.

### ***Location and Access***

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, the Nevada State Prison and 5<sup>th</sup> Street to the north, and Carson River Road and the Silver Saddle Ranch to the east.





Date: 7/29/2014



**Figure 2.2**  
**Prison Hill Recreation Area**

Carson City Parks, Recreation, & Open Space Department

0 2,000 4,000 Feet

Source: BING Maps Imagery

## ***Characteristics***

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 5<sup>th</sup> 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).

The southern section is open to motorized use by 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 two-track 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 5<sup>th</sup> 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 2.2.



## 2.3 Silver Saddle Ranch



**Photo 5. Silver Saddle Ranch uplands and agricultural fields**

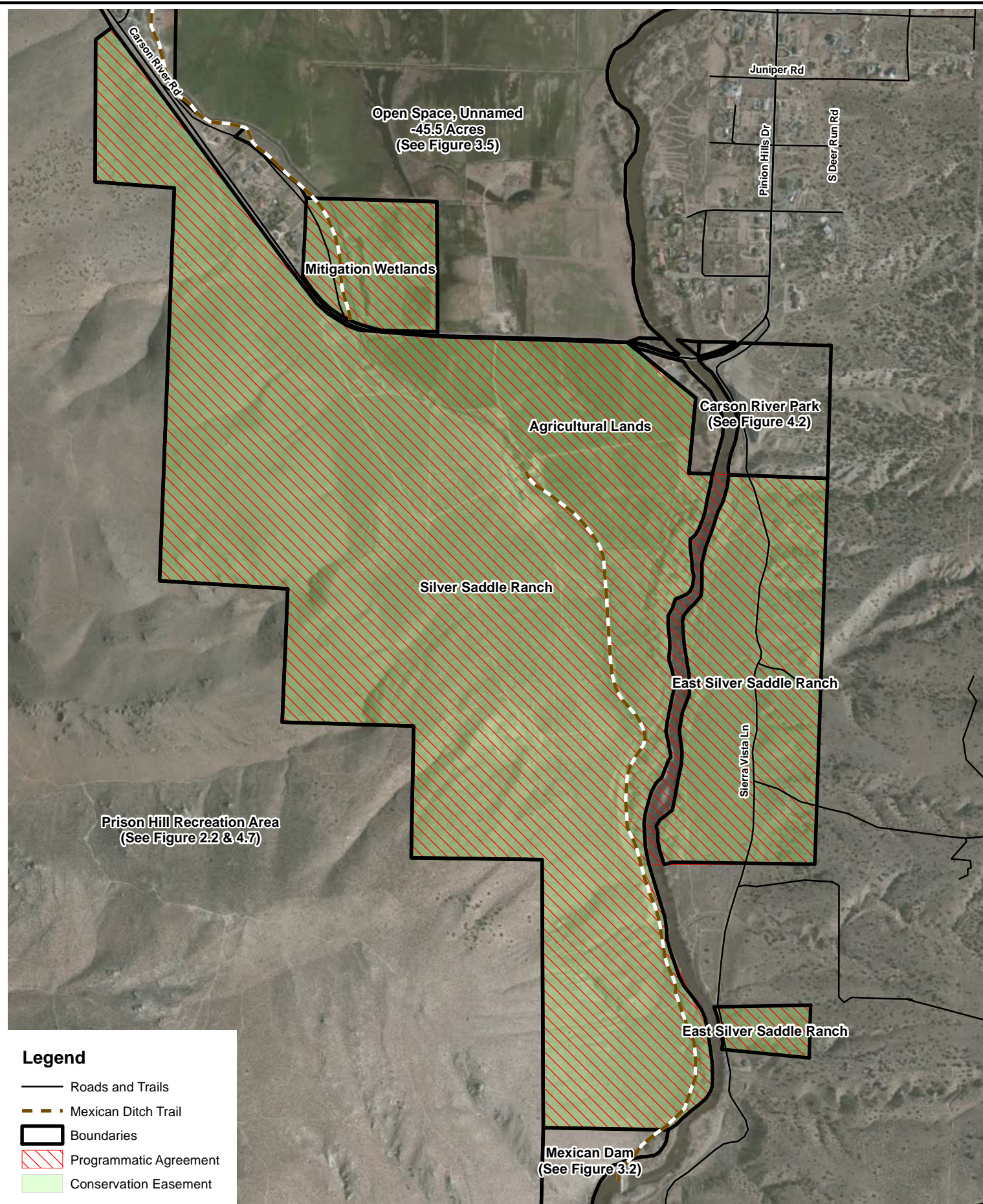
Acres: 808.5 acres  
Location: 4901 Carson River Road and along Sierra Vista Lane

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. As such, a narrow ribbon of riparian vegetation is locally associated with the ditch. Figure 2.3 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.





Date: 8/4/2014





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 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

### ***Agricultural Lands***



**Photo 6. Silver Saddle Ranch agricultural lands**

Acres:	102 acres
Location:	Northeast portion of Silver Saddle Ranch, East of Carson River Park

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.

### ***Location and Access***

Located in the northeastern portion of Silver Saddle Ranch, the agricultural lands are accessed from a road leading south from Carson River Road, or from roads leading out of the Historic Ranch Complex. Figure 2.3 illustrates the general location of the agricultural lands.

### ***Characteristics***

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.

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 C. 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.

### ***East Silver Saddle Ranch***



**Photo 7. View of river access on of East Silver Saddle Ranch**

Acres: 114.6 acres  
Location: Sierra Vista Lane

### ***Location and Access***

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 (Figure 2.3).

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.

### ***Characteristics***

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

The Carson River Master Plan recommended restricted or limited OHV use along the river corridor due to visual degradation of the hillsides, soil erosion, damage to vegetation and wildlife habitat, vehicle pollutants, 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.
- ✓ Consider developing a group use area (including the potential for group use camping).
- ✓ Consider developing a loop trail between the river and Sierra Vista Lane.
- ✓ 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.



### ***Historic Ranch Complex***



**Photo 8. The Red House at Silver Saddle Ranch**

Acres: 566.9 acres  
Location: West of the agricultural fields in the central portion of Silver Saddle Ranch

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.

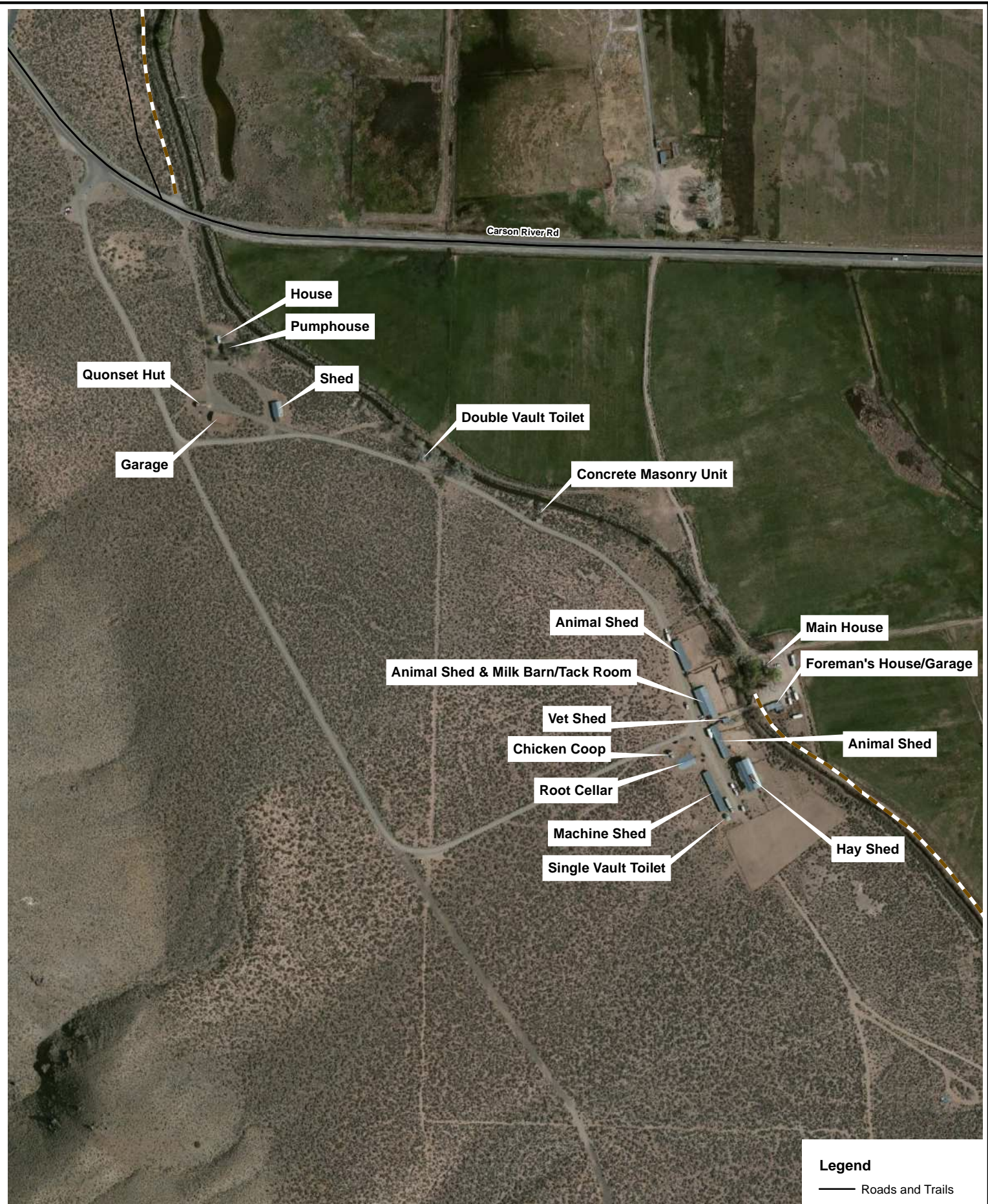
#### ***Location and Access***

The historic ranch complex is accessed by the dirt road to the south of Carson River Road. Figure 2.4 illustrates the location of the structures at Silver Saddle Ranch and Appendix D provides details including construction date, size, and description.

#### ***Characteristics***

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. Many of the structures associated with the Red House are considered to be historic properties.





Date: 7/29/2014



**Figure 2.4**  
**Historic Ranch Complex Structures**  
 Carson City Parks, Recreation, & Open Space Department

0 300 600 Feet  
 Source: BING Maps Imagery



The White House Complex includes the White House, a working pump house, a Quonset hut and two garages. The White House Complex was evaluated for National Register significance by BLM and was not considered to be a historic property. 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.

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.
- ✓ Develop a site plan including all proposed improvements and adjacent resources.
- ✓ 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
  - > Consider a two-story structure to accommodate meeting space.
- ✓ Consider replacing the white house with a “green” building, one which is designed to reduce the overall impact of the built environment on the natural environment.
- ✓ 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.
- ✓ Identify appropriate parking areas for cars and buses near the animal sheds and horse trailers near the arena.
- ✓ Prevent unauthorized OHV trespass from the Motorized area of Prison Hill onto this property.
- ✓ Restore the trail south of the Red House Complex currently obstructed by the equestrian arena (Valley View Loop).
- ✓ Restore the arena to its original size and location.
- ✓ Restore the complex to past conditions including the lawn, a garden, and fruit trees, with appropriate irrigation.
- ✓ Develop a safe crossing on Carson River Road to connect the Mexican Ditch Trail from the north to the Red House Complex.
- ✓ Improve the pedestrian "v" gates near the main entrance and near the Carson River Park fishing pier to allow bicycles and strollers.

## ***Mitigation Wetlands***



**Photo 9. Mitigation Wetlands**

Acres: 25 acres  
Location: 2655 Carson River Road (north side of Carson River Road, across from the main entrance of Silver Saddle Ranch)

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.

### ***Location and Access***

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. Currently there is no public access. The wetlands can be viewed from Carson River Road. The location is illustrated by Figure 2.3.

***Characteristics***

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.

***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.
- ✓ Obtain a dedicated water right to maintain the wetland hydrology.

## 2.4 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.

### 2.4.1 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 10. Escape from Prison Hill Half-Marathon Running 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 pastures 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.

#### **2.4.2 Facilities**

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

**Table 3. Conservation Easement Lands – Facilities**

Property Name	Number of Trail Access Areas or Trailheads <sup>1/</sup>	Miles of Non-Motorized Trails <sup>2/</sup>	Miles of Motorized Trails <sup>2/</sup>	Parking Spaces	Number of Picnic Facilities <sup>3/</sup>	Number of Restroom Facilities	Comments
<b>Ambrose Carson River Natural Area</b>	5	1	0	50 cars or 25 vehicles with trailers	0	0	
<b>Prison Hill Recreation Area</b>							
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	5	25	0	Needs assessment	0	0	Includes two trailheads on the west side of Prison Hill, shared with non-Conservation Easement lands
<b>Silver Saddle Ranch</b>							
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	



Property Name	Number of Trail Access Areas or Trailheads <sup>1/</sup>	Miles of Non-Motorized Trails <sup>2/</sup>	Miles of Motorized Trails <sup>2/</sup>	Parking Spaces	Number of Picnic Facilities <sup>3/</sup>	Number of Restroom Facilities	Comments
<b>Silver Saddle Ranch (continued)</b>							
Historic Ranch Complex	2	4	0	<ul style="list-style-type: none"> <li>entrance area: 6-8 cars;</li> <li>midway parking area: 4 cars;</li> <li>Red House Complex: 50-60 cars;</li> <li>arena: 75-100 cars</li> </ul>	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

<sup>1/</sup>Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.

<sup>2/</sup>Approximate miles

<sup>3/</sup>Only those areas with existing picnic facilities were noted in this table.



### 2.4.3 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.
- ✓ Include the FOSSR in interpretive program planning.

### 2.4.4 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 over-night 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"> <li>&gt; Private weddings and parties</li> <li>&gt; Music concerts</li> <li>&gt; Running events</li> <li>&gt; Environmental education</li> <li>&gt; Equestrian activities</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Community garden</li> <li>&gt; Running/walking/hiking events</li> <li>&gt; Disc golf <sup>1/</sup></li> <li>&gt; Senior Center outings</li> <li>&gt; Boy and girl scouts events/outings</li> <li>&gt; 4H <sup>2/</sup></li> <li>&gt; Public groups</li> <li>&gt; Elder hostel</li> <li>&gt; Weddings</li> </ul>

<sup>1/</sup> 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.

<sup>2/</sup> Some 4H activities, such as shooting sports, will be prohibited due to the Conservation Easement restrictions and/or Carson City Municipal Codes (CCMC).

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"> <li>&gt; Hunting</li> <li>&gt; Over-night camping unless approved as part of an event</li> <li>&gt; Disc golf</li> <li>&gt; Paint ball games</li> <li>&gt; Hot air balloons</li> <li>&gt; Motorized events (other than OHV events at South Prison Hill)</li> <li>&gt; Fairs &amp; carnivals</li> <li>&gt; Cars shows</li> <li>&gt; Rodeos</li> </ul>
---

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
<b>Carson River Floodplain and Riparian Corridor</b>	Mountain 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	
<b>Ambrose Carson River Natural Area</b>	Mountain 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	Unpaved parking area for vehicles and buses
<b>Prison Hill Recreation Area</b>								
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
Non-Motorized Use Area	Biking, equestrian, hiking, trail running	Yes, see Table 4 and Table 5	250 <sup>1/</sup>	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
<b>Silver Saddle Ranch</b>								
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 <sup>1/</sup>	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

<sup>1/</sup>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.

## **2.4.5 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/rentals](http://www.carson.org/rentals). Each activity, event, and facility request will be individually considered. Requests should be submitted online and a minimum of 90 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.

## **2.5 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
<b>Carson River Floodplain and Riparian Corridor</b>	<ul style="list-style-type: none"> <li>• Designate parking areas and maintain barriers to prohibit vehicle access into the floodplain, riparian corridor and other sensitive areas.</li> <li>• In order to preserve and protect cottonwood galleries, continue wrapping and maintain chicken wire around tree trunks and manage beaver populations.</li> <li>• Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor.</li> <li>• Work with natural resource agencies to improve river function, where necessary, and riparian vegetation along the river corridor.</li> </ul>
<b>Ambrose Carson River Natural Area</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Consider trailhead improvements including restroom facilities, more parking, and signage.</li> </ul>
<b>Prison Hill Recreation Area</b>	<ul style="list-style-type: none"> <li>• Improve the trail from Koontz Lane trailhead to Silver Saddle Ranch.</li> <li>• Develop a loop trail circling Prison Hill and connecting with Silver Saddle Ranch.</li> <li>• Install and maintain consistent OHV boundary signs.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<b>Silver Saddle Ranch</b>	

	Recommended Action Items
<b>Agricultural Lands</b>	<ul style="list-style-type: none"> <li>• Continue annual renewal of the Silver Saddle Ranch water rights temporary permit but seek a long-term solution.</li> <li>• Coordinate ranching and recreational activities to avoid conflicts.</li> <li>• 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.</li> <li>• Review opportunities to add acreages to the irrigated properties.</li> <li>• 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.</li> <li>• The irrigated pastures must be kept active and green.</li> <li>• To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted.</li> </ul>
<b>East Silver Saddle Ranch</b>	<ul style="list-style-type: none"> <li>• Consider developing a group use area (including the potential for group use camping).</li> <li>• Consider developing a loop trail between the river and Sierra Vista Lane.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>



	Recommended Action Items
<b>Historic Ranch Complex</b>	<ul style="list-style-type: none"> <li>• Add Silver Saddle Ranch to the existing Carson City reservation system to include events, group use, and picnic facilities.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Demolish the white house and replace with a facility in an appropriate location that provides: <ul style="list-style-type: none"> <li>&gt; A visitor information station</li> <li>&gt; Office space for staff, Friends of Silver Saddle Ranch, and other volunteers</li> <li>&gt; An environmental education facility to accommodate 30 to 60 participants</li> <li>&gt; Consider replacing the white house with a “green” building, one which is designed to reduce the overall impact of the built environment on the natural environment</li> </ul> </li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Restore the trail south of the Red House Complex currently obstructed by the equestrian arena (Valley View Loop).</li> <li>• Identify appropriate parking areas for cars and buses near the animal sheds and horse trailers near the arena.</li> <li>• Prevent unauthorized OHV trespass from the Motorized area of Prison Hill onto this property.</li> <li>• Restore the arena to its original size and location.</li> <li>• Restore the complex to past conditions including the lawn, a garden, and fruit trees, with appropriate irrigation.</li> <li>• Improve the pedestrian "v" gates near the main entrance to allow bicycles and strollers</li> </ul>

	Recommended Action Items
<b>Mitigation Wetlands</b>	<ul style="list-style-type: none"><li>• 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><li>• 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.</li><li>• Obtain a dedicated water right to maintain the wetland hydrology.</li></ul>

[This page intentionally left blank.]

## 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 11. Carson River Canyon Open Space**

Acres:	871.3 acres
Location:	No Address. Located east of the Deer Run Road Bridge and through the Carson River Canyon.
Purchase Date:	January 2011
Purchased From:	John C. Serpa and Sierra Clouds LLC

Purchased Acres:	373.6 acres, 8 parcels
Funding Source:	1) Carson City Open Space, Quality of Life Sales and Use Tax Funds 2) Nevada Conservation and Resource Protection Grant Program / Question 1
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 (Figure 3.1). 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. 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.

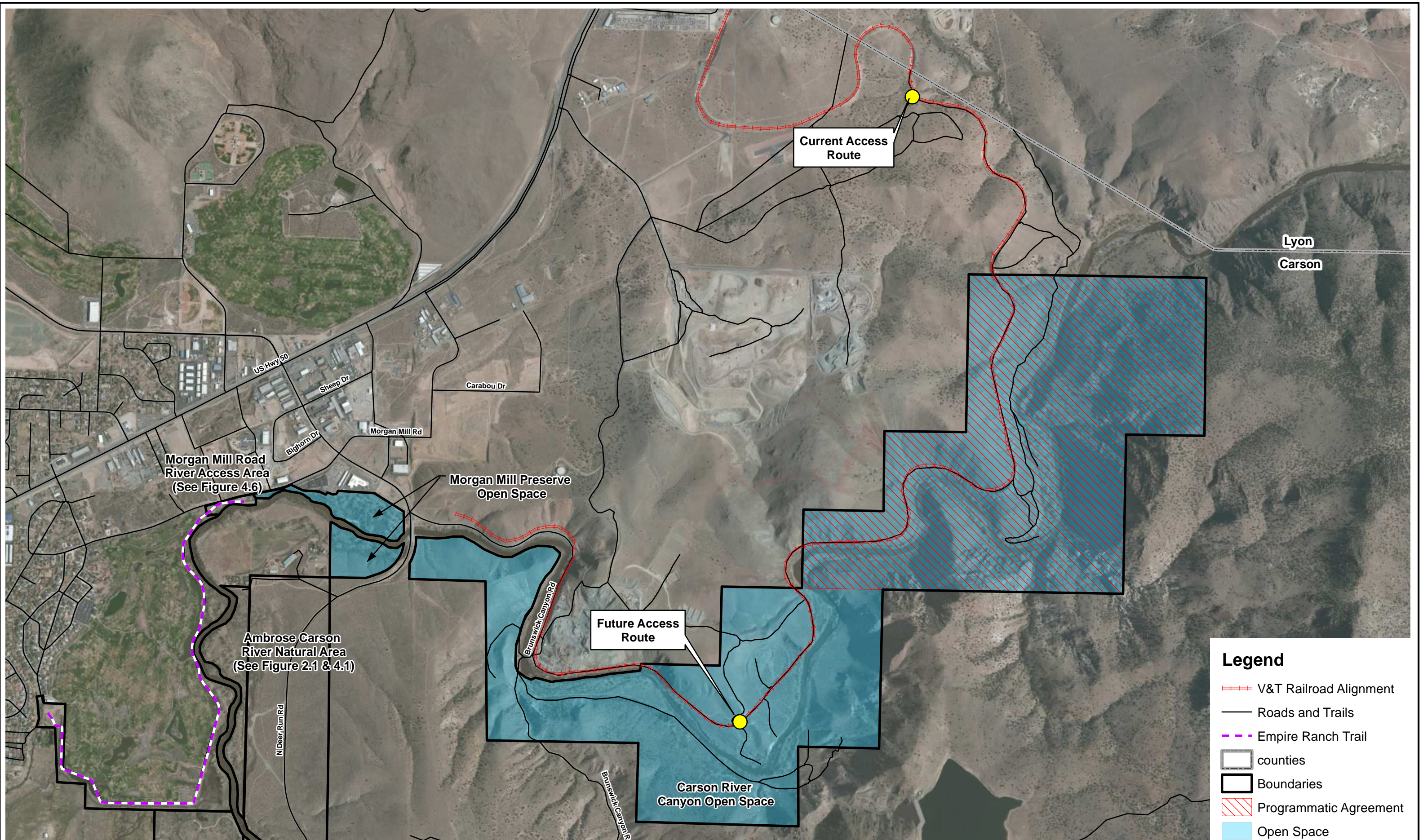
From the Deer Run Road Bridge looking east, Carson River Canyon Open Space extends along the south side of the river and is generally inaccessible. Most of the property lies further downriver into the Carson River Canyon (commonly referred to as Brunswick Canyon). The most common access into Carson River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





**Figure 3.1**  
**Carson River Canyon Open Space and Morgan Mill Preserve Open Space**  
 Carson City Parks, Recreation, & Open Space Department



[This page intentionally left blank.]

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 ¾ 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 (Resource Concepts, Inc., 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 courtesy of the Western Nevada Historical Photo Collection, <http://wnhpc.com>



**Photo 12. Historic Merrimac Mill, view looking downriver.**

### 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 13. Indian paintbrush in Carson River Canyon**

### 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.*

**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 Question 1. 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 1 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.
- ✓ Develop a trail, trailhead and access plan for the Carson River Canyon Open Space.
- ✓ Two public crossings have been approved along the future V&T Railway. Improve designated locations and develop trails for access and passive recreation uses.
- ✓ Determine ownership and possible replacement of the old Brunswick Canyon Bridge.
- ✓ Consider purchase of the Erickson property, located between the Carson River Canyon Open Space and Lyon County. Another option could be a coordinated effort and partnership for acquisition by the BLM. This property provides motorized and non-motorized access into the Carson River Canyon and to the Carson River Aquatic Trail.

**3.1.2 Golden Eagle Open Space**

**Photo 14. Golden Eagle Open Space**

Acres:	19 acres
Location:	4706 Golden Eagle Lane. Located on the south side of the Prison Hill Recreation Area.
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 /  
Question 1

### ***Location and Access***

Golden Eagle Open Space lies near the southeast corner of Prison Hill in the southeast area of Carson City (Figure 3.2). 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.

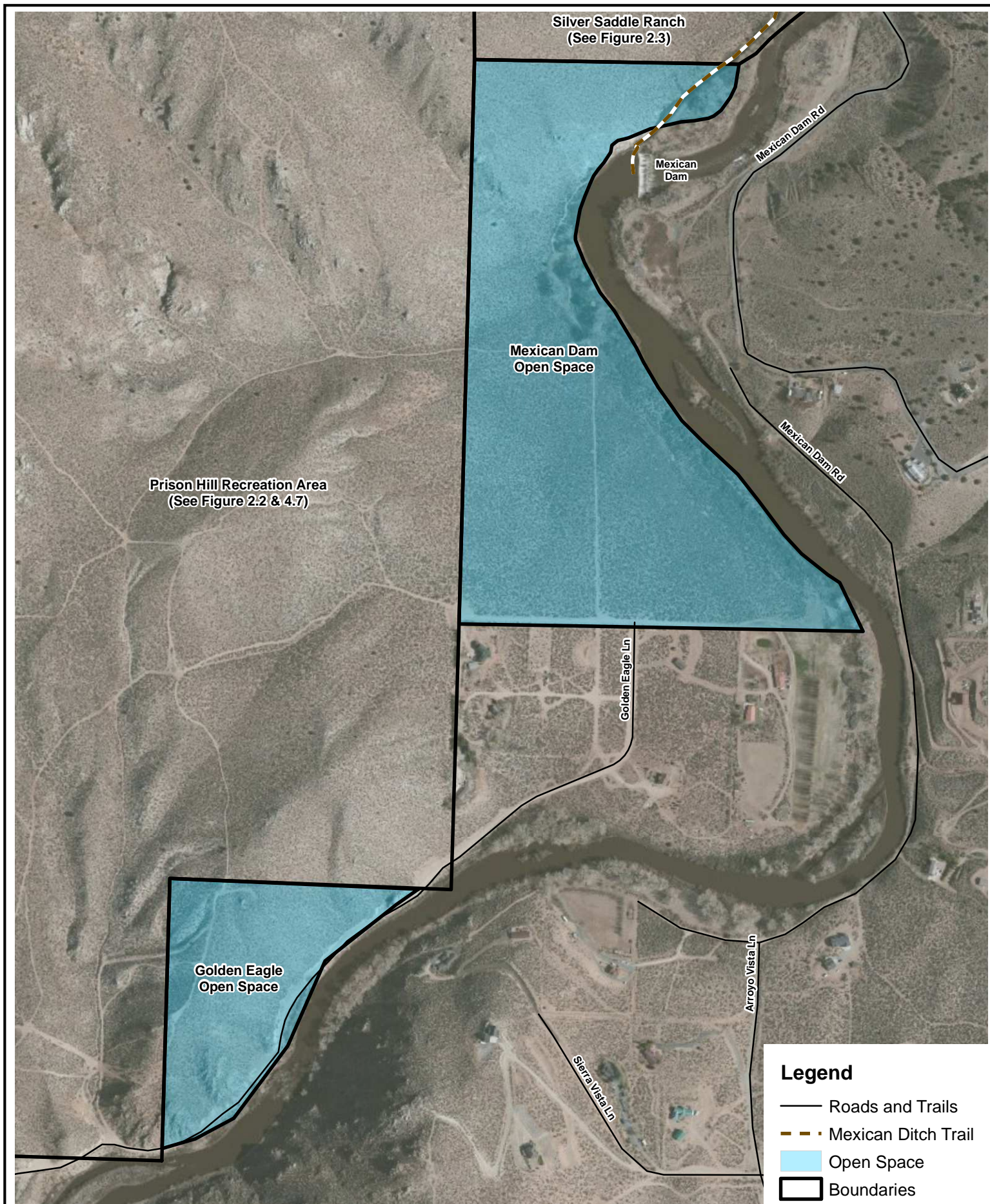
From the Snyder Avenue and Gentry Lane intersection, travel south on Golden Eagle Lane for approximately 2.2 miles. The road surface changes from asphalt to a graded dirt road. Golden Eagle Open Space begins near the t-post on the left (north) side of the road and continues approximately 0.4 miles just 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.

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 (4x4 all-terrain vehicles 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.





**Figure 3.2**  
**Golden Eagle & Mexican**  
**Dam Open Space**

Carson City Parks, Recreation, & Open Space Department

## ***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 (4x4 all-terrain vehicles 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 15. 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 / Question 1 provided partial funding for the acquisition. The grant award and funding agreement identifies the use and occupancy of the land as follows:

Question 1 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 16. Mexican Dam Open Space**

Acres:	64 acres
Location:	5250 Golden Eagle Lane. Located on the east side of the Prison Hill Recreation Area and south side of Silver Saddle Ranch.
Purchase Date:	March 2008
Purchased From:	River Ranch Holdings, LTD; Alpenglowl 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 3.2). 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 17. 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 pinion 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 18. Trail towards the north and the Mexican Dam.**



**Photo 19. Old sign on the western boundary posted by previous owners.**

## ***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 20. Moffat Open Space**

Acres:	17.8 acres
Location:	4021 Lepire Drive. Located between Lepire Drive to the north, Fairview Drive to the west, and Hells Bells Road to the south.
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 (Figure 3.3).

### ***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. 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.





### Legend

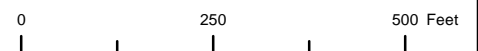
- Roads and Trails
- - - Mexican Ditch Trail
- Open Space

Date: 7/29/2014



**Figure 3.3**  
**Moffat Open Space**

Carson City Parks, Recreation, & Open Space Department



Source: BING Maps Imagery

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.

### 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 Question 1 and the Recreational Trails Program, approximately 200' was added near the eastern end to 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 21. Concrete entrance / monument sign located near Lepire Drive.**



**Photo 22. 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 Question 1. 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.
- ✓ Connect the Mexican Ditch Trail from Moffat Open Space to the Empire Ranch Trail.

**3.1.5 Morgan Mill Preserve Open Space**

**Photo 23. Morgan Mill Preserve Open Space**

Acres:	32 acres
Location:	No address. Located along the west side 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 / Question 1

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 (Figure 3.4). 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. 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.

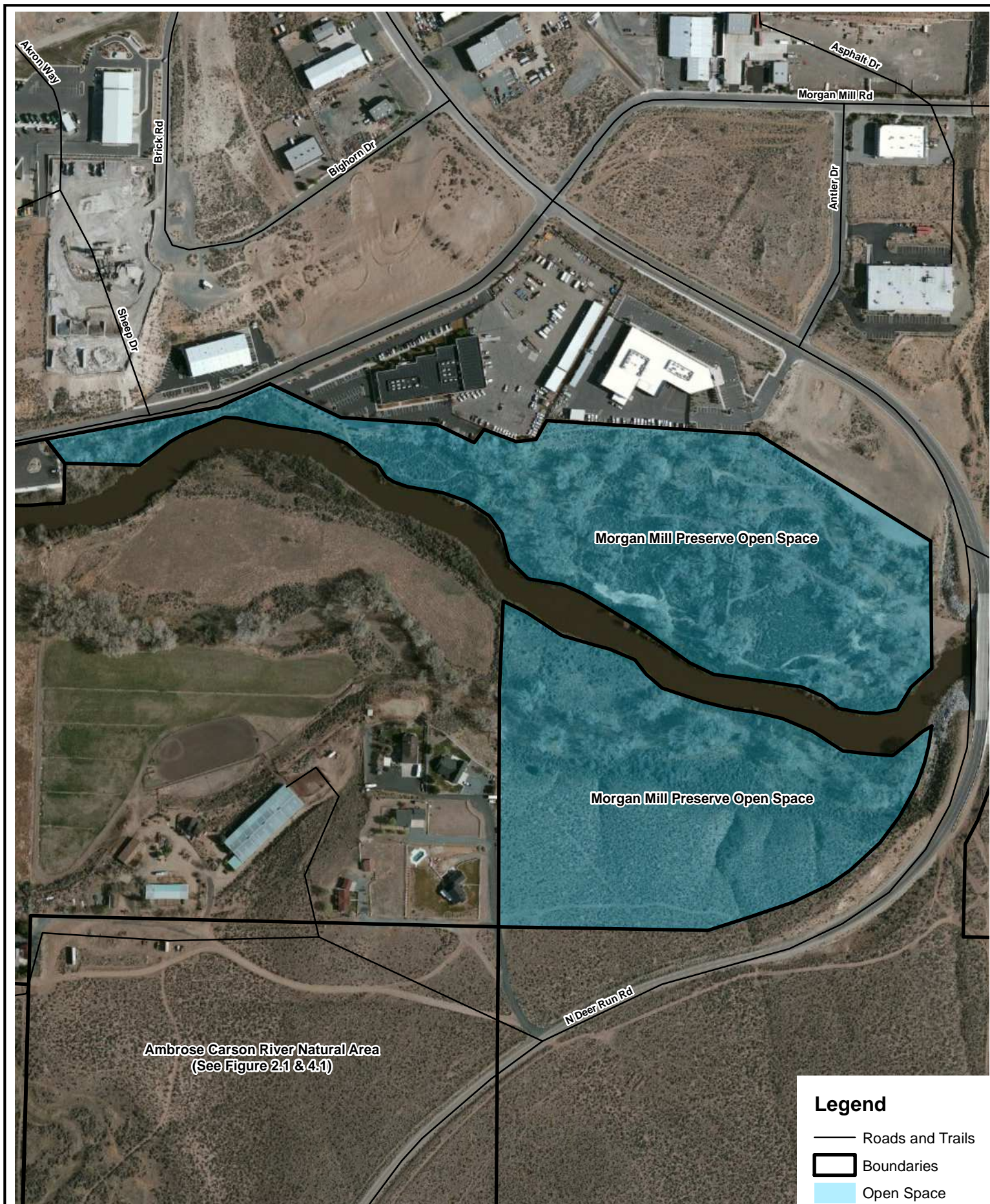
### ***Characteristics***

#### ***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)*

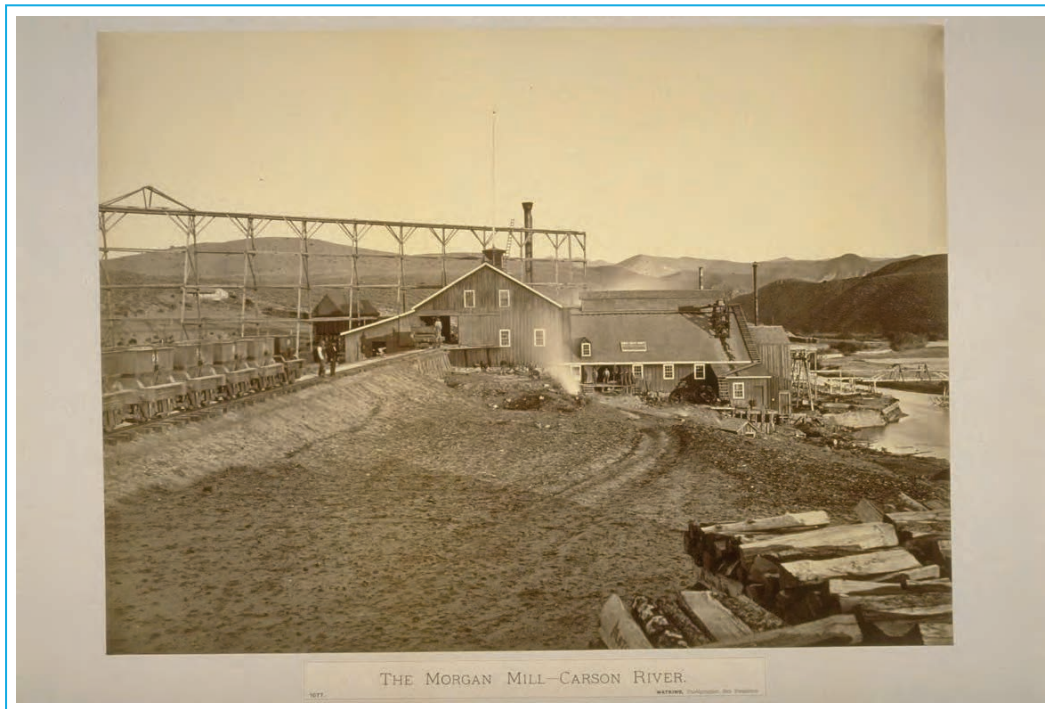






As a consequence of the ore extraction process and widespread occurrence of mercury, the U.S. EPA declared much of this area as a federally listed Superfund site in August 1990. Referred to as the Carson River Mercury Superfund Site, the primary concerns reside in contaminated soils and waterways at 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 courtesy of the Western Nevada Historical Photo Collection, <http://wnhpc.com>*



**Photo 24. Historic Morgan Mill / Yellow Jacket Mill.**

### 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 25. Riparian area and trails in the Morgan Mill Preserve Open Space

### **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 / Question 1. 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 1 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 Morgan Mill Preserve Open Space 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.
- ✓ Construct an off-street / paved / multiuse pathway along Morgan Mill Road from the Morgan Mill Road River Access Area to the Empire Ranch subdivision, as identified in the UPMP.



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



**Photo 26. Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch)**

Acres:	454.78 acres
Location:	4900 Carson River Road. Located between Riverview Park to the north and Silver Saddle Ranch to the south.
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 / Question 1
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 / Question 1

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 (Figure 3.5).

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***

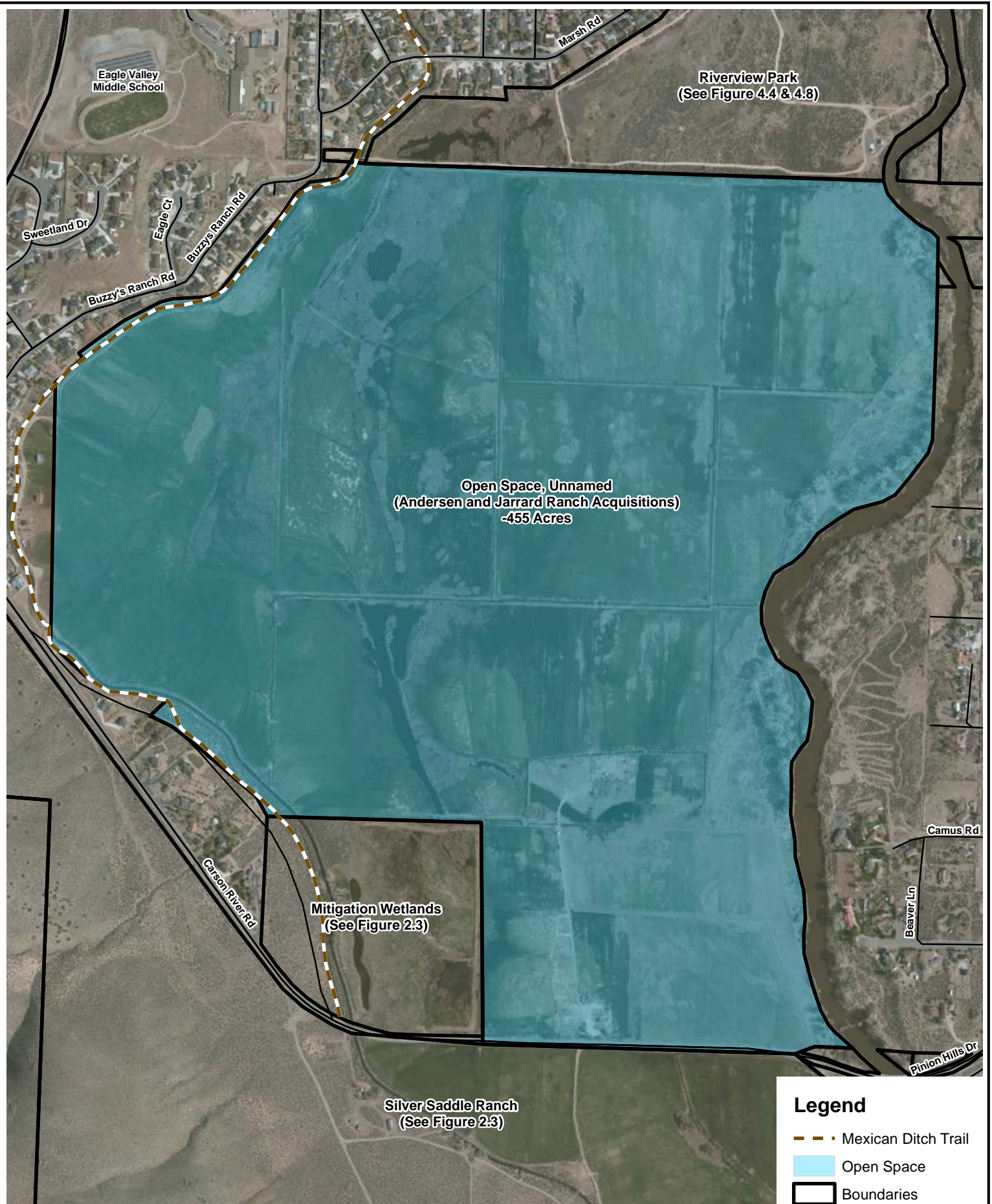
The property is situated along the west side of the Carson River and east of the Mexican Ditch between Riverview Park and Silver Saddle Ranch. The property is bordered to the south by Carson River Road, private property and the Mexican Ditch to the west, Riverview Park to the north, and the Carson River 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

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.



Date: 8/4/2014



**Figure 3.5**  
**Open Space, Unnamed**  
**(Andersen and Jarrard Ranch Acquisitions)**  
Carson City Parks, Recreation, & Open Space Department

### 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 / Question 1. 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 / Question 1. 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 Unnamed Open Space property:

- ✓ Adopt an official name for the property.
- ✓ Consider securing water rights that are tied to the land.
- ✓ Evaluate trail connection opportunities, particularly along the eastern boundary, as identified in the Purchase and Sale Agreement and 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 27. Open Space Property, unnamed (Vidler Water Company donated property)**

Acres:	39.02 acres
Location:	No address. Located between the Empire Ranch Trail to the north and Riverview Park to the south.

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 3.6). 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, 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.

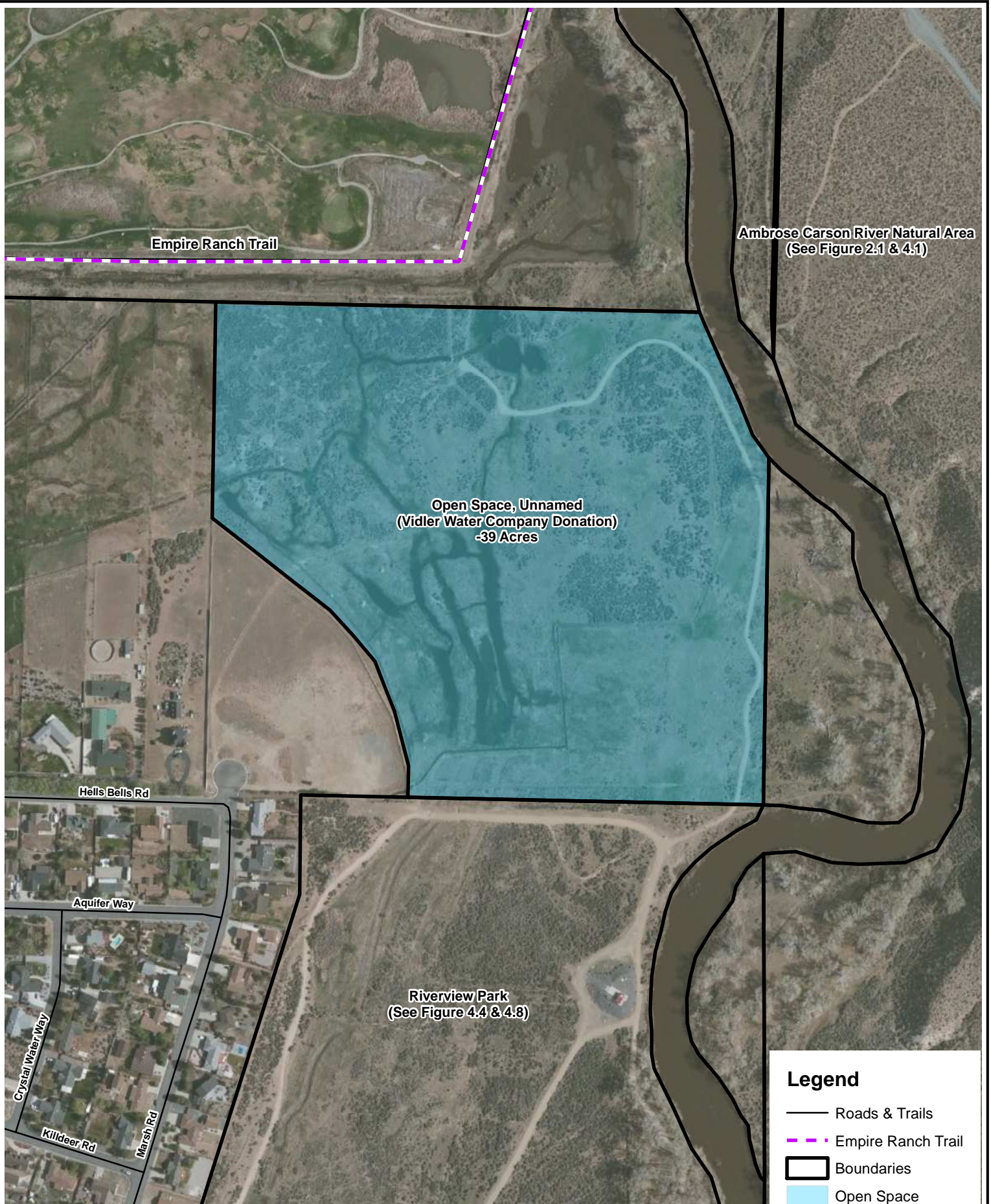
#### ***Landscape***

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.

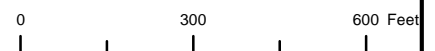




**Figure 3.6**  
**Open Space, Unnamed**  
**(Vidler Water Company donation)**

Carson City Parks, Recreation, & Open Space Department

Date: 7/29/2014



Source: BING Maps Imagery

## ***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.

## ***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 Unnamed Open Space 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.

## ***3.2 Facilities***

The facilities available at each of the Open Space properties are summarized in Table 8.



**Table 8. Open Space – Facilities**

<b>Property Name</b>	<b>Number of Trail Access Areas or Trailheads <sup>1/</sup></b>	<b>Miles of Non-Motorized Trails <sup>2/</sup></b>	<b>Miles of Motorized Trails <sup>2/</sup></b>	<b>Number of Parking Spaces</b>	<b>Number of Picnic Facilities <sup>3/</sup></b>	<b>Number of Restrooms</b>	<b>Comments</b>
Carson River Canyon Open Space	2	0	<ul style="list-style-type: none"> <li>Motorized use is allowed only on the existing roads</li> <li>North side of the river: 3 miles on the road, subject to closure with the V&amp;T Railway Reconstruction Project</li> <li>South side of the river: 1.2 miles on the road</li> </ul>	Undesignated	0	0	
Golden Eagle Open Space	2	0	0.15	Very limited	0	0	
Mexican Dam Open Space	2	0.6	0.4 miles; subject to closure due to Open Space Program restrictions	Needs assessment	0	0	
Moffat Open Space	3	<ul style="list-style-type: none"> <li>Unpaved: 0.15</li> <li>paved: 0.4</li> </ul>	0	<ul style="list-style-type: none"> <li>North lot: 5-6 cars</li> <li>south lot: 12</li> </ul>	0	0	<ul style="list-style-type: none"> <li>Paved pathways</li> <li>interpretive signs</li> <li>trail signs</li> </ul>
Morgan Mill Preserve Open Space	2	Needs assessment	0	0	0	0	Parking, picnic and restroom facilities are available at the Morgan Mill Road River Access Area

Property Name	Number of Trail Access Areas or Trailheads <sup>1/</sup>	Miles of Non-Motorized Trails <sup>2/</sup>	Miles of Motorized Trails <sup>2/</sup>	Number of Parking Spaces	Number of Picnic Facilities <sup>3/</sup>	Number of Restrooms	Comments
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	0	0	0	0	0	0	Not open to the public
Open Space Property, unnamed (Vidler Water Company donation)	2	0.5	0	0	0	0	Access is through the Empire Ranch Trail or Riverview Park

<sup>1/</sup> Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.

<sup>2/</sup> Approximate miles

<sup>3/</sup> Only those areas with existing picnic facilities were noted in this table.

### 3.3 Public Day Use and Events

*Carson City Municipal Code 13.06.100 (Open Space – Preservation of Land)*

*Open space land will generally be open for passive recreation improvements developed where appropriate and environmentally compatible. Examples of compatible passive recreation include hiking, bicycling, equestrian trail uses, nature study, interpretive facilities, wildlife habitat, fishing and photography, or similar compatible uses. Development of traditional, active recreational facilities, such as athletic fields, swimming pools, and tennis courts are precluded.*

*Carson City Municipal Code 13.06.140 (Open Space – Maintenance and Management)*

*It may be necessary to close an open space property temporarily or seasonally, to protect a natural resource, or to make the property safe for public enjoyment.*

Public day use and events will follow similar policies to those throughout Carson City. The hours of operations are dawn to dusk and the season of use is year-round. The most common day use activities on open space properties are walking, dog-walking, horseback riding, and trail running.

Requests for group activities and events are reviewed on an individual basis. Each request is evaluated according to the type of activity or event, size, and duration. The size of each activity or event may be 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.

Due to the undeveloped nature and lack of facilities on open space properties, it is anticipated there will be very few events planned on these lands.

Table 9 is a summary of Public Day Use and Events on Open Space properties.

**Table 9. Open Space – Public Day Use and Events**

Open Space	Uses	Comments
Carson River Canyon Open Space	Boating, equestrian, fishing, hiking, mountain biking, trail running	
Golden Eagle Open Space	Equestrian, fishing, hiking, mountain biking, OHV, trail running, wildlife observation	
Mexican Dam Open Space	Equestrian, fishing, hiking, mountain biking, trail running, wildlife observation	
Moffat Open Space	Bicycling, equestrian, hiking, trail running	
Morgan Mill Preserve Open Space	Boating, environmental education, equestrian, fishing, hiking, mountain biking, trail running, wildlife observation	
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	Private ranching operations	Not open to the public
Open Space Property, unnamed (Vidler Water Company donation)	Equestrian, hiking, mountain biking, trail running	

### ***3.4 Summary of Recommended Actions***

The following table summarizes the recommended actions for Open Space properties.



**Table 10. Open Space – Action Summary**

Open Space	Recommended Action Items
Carson River Canyon Open Space	<ul style="list-style-type: none"> <li>• Due to its size, past uses, and future reconstruction of the V&amp;T Railway, the Carson River Canyon Open Space should be evaluated in a more detailed planning and management effort.</li> <li>• Develop a trail, trailhead and access plan for the Carson River Canyon Open Space.</li> <li>• Two public crossings have been approved along the future V&amp;T Railway. Improve designated locations and develop trails for access and passive recreation uses.</li> <li>• Determine ownership and possible replacement of the old Brunswick Canyon Bridge.</li> <li>• Consider purchase of the Erickson property, located between the Carson River Canyon Open Space and Lyon County. Another option could be a coordinated effort and partnership for acquisition by the BLM. This property provides motorized and non-motorized access into the Carson River Canyon and to the Carson River Aquatic Trail</li> </ul>
Golden Eagle Open Space	<ul style="list-style-type: none"> <li>• Improve parking on Golden Eagle Lane.</li> <li>• Install a destination marker (i.e. bench, small shade shelter, and/or interpretive sign) at the scenic lookout point.</li> <li>• 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.</li> <li>• Keep and maintain the north-south two-track trail for motorized access and connectivity.</li> <li>• 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 by previous owners of the Mexican Dam Open Space, 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.</li> </ul>

Open Space	Recommended Action Items
Mexican Dam Open Space	<ul style="list-style-type: none"> <li>• Consider the addition of site amenities such as benches, small picnic pavilion, picnic tables, etc.</li> <li>• 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.</li> <li>• Improve trail conditions and connectivity for non-motorized users to Silver Saddle Ranch.</li> <li>• Research and possibly develop a portage around the Mexican Dam for boating recreationists.</li> <li>• Survey the southern boundary to determine the correct location and/or right-of way of the existing road.</li> <li>• 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.</li> </ul>
Moffat Open Space	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Consider an evaluation of Kings Canyon Creek and the adjacent drainages regarding improvements to stormwater management and restoration of riparian areas.</li> <li>• Connect the Mexican Ditch Trail from Moffat Open Space to the Empire Ranch Trail.</li> </ul>
Morgan Mill Preserve Open Space	<ul style="list-style-type: none"> <li>• Inventory and evaluate old roads for non-motorized trail use. Rehabilitate as necessary.</li> <li>• 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.</li> <li>• Consider floodplain restoration.</li> <li>• Construct an off-street / paved / multiuse pathway along Morgan Mill Road from the Morgan Mill Road River Access Area to the Empire Ranch subdivision, as identified in the UPMP.</li> </ul>

Open Space	Recommended Action Items
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	<ul style="list-style-type: none"> <li>• Adopt an official name for the property.</li> <li>• Consider securing water rights that are tied to the land.</li> <li>• Evaluate trail connection opportunities, particularly along the eastern boundary, as identified in the Purchase and Sale Agreement and the UPMP.</li> <li>• Stabilize the river bank as appropriate.</li> <li>• 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.</li> </ul>
Open Space Property, unnamed (Vidler Water Company donation)	<ul style="list-style-type: none"> <li>• Adopt an official name for the property.</li> <li>• 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.</li> </ul>

[This page intentionally left blank.]



## 4.0 Parks and Trails

In size, the parks and trails within the Management Area may seem insignificant; however, their existence and role is essential for providing facilities and connectivity throughout all the properties. While parks and trails contain the fewest restrictions towards development and use, the Charrette recommended minimal impact on these sensitive lands in the floodplain and along the river corridor. Grant-funded projects may have imposed certain restrictions as well. Parks and trails are open to non-motorized recreational use.

### 4.1 *Property Locations, Characteristics, and Facilities*

#### 4.1.1 Ambrose Carson River Natural Area



**Photo 28. Ambrose Carson River Natural Area, Parks Division parcel**

Acres:	27.4 acres
Date Acquired:	June 1997
Location:	Deer Run Road

In this section, the Ambrose CRNA consists of those lands acquired by Carson City in 1997 and managed by the Parks Division. The Carson City portion of the Ambrose CRNA is located directly west of the Conservation Easement and along the east bank of the Carson River (Figure 4.1).

Due to its adjacent location, the Carson City portion will be managed in a similar manner to the Conservation Easement land. The parcel includes nearly one mile of river frontage and contains riparian vegetation as well as an upland sagebrush plant community.

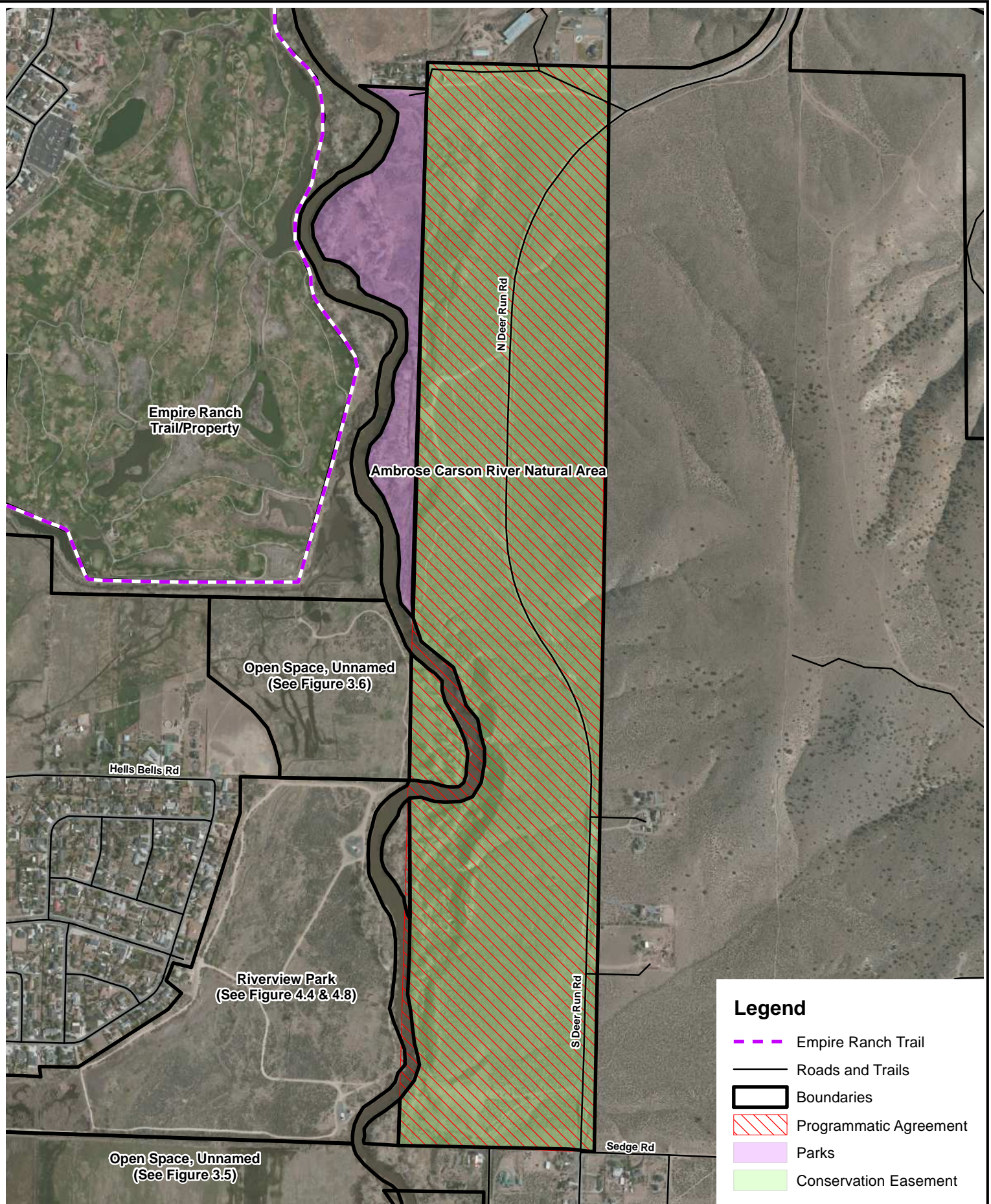
The Carson High School Biology Class has “adopted” the site. They conduct regular environmental education sessions with elementary students, assist with wire wrapping around cottonwood trees, and maintain an interpretive trail with a trail guide and trail markers.

***RECOMMENDED ACTION(s)*** \_\_\_\_\_

The following actions are recommended to manage the Ambrose CRNA property.

- ✓ Evaluate an at-grade river crossing for equestrians
- ✓ Install a bridge across the Carson River, as identified in the UPMP, providing a link and access to the recreational areas located on each side





Date: 7/29/2014



**Figure 4.1**  
**Ambrose Carson River Natural Area**  
**Park and Conservation Easement Lands**  
 Carson City Parks, Recreation, & Open Space Department

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



### 4.1.2 Carson River Aquatic Trail



**Photo 29. Rafters entering the Carson River at the Morgan Mill Road River Access Area**

Length: 10.1 miles from Sierra Vista Lane to the County boundary  
Location: Access Areas:  
Sierra Vista Lane – Mile 0.0;  
Carson River Park – Mile 1.0;  
Morgan Mill Road River Access Area – Mile 4.4;  
Santa Maria Ranch (Dayton) – Mile 13.7

In March 2007, the Unified Pathways Master Plan was revised to include details on the new Carson River Aquatic Trail. The Carson River Aquatic Trail is a water-based trail following the river corridor from East Silver Saddle Ranch downstream into Lyon County. There are two distinct trail sections: the relatively easy 4.4 mile Eagle Valley Class I / II float, suitable for beginners and canoes, and the more challenging 9.3 mile Carson River Canyon Class II / III whitewater section, suitable for intermediate to advanced boaters.

The Eagle Valley section begins at either the river access area located on East Silver Saddle Ranch / Sierra Vista Lane on the east side of the river (Mile 0.0) or, more commonly, at the Carson River Park located upstream of Lloyd's Bridge (Mile 1.0). The Eagle Valley section ends and the Carson River Canyon section begins at the Morgan Mill Road River Access Area (Mile 4.4). The Carson



River Canyon Class II / III whitewater section continues 9.3 miles to the east and ends in Lyon County at the Santa Maria River Park.

***RECOMMENDED ACTION(S)*** \_\_\_\_\_

The following actions are recommended to manage the Carson River Aquatic Trail.

- ✓ Maintain and update the Carson River Aquatic Trail Map.
- ✓ Increase public education and awareness for river safety and install and maintain signage.

### 4.1.3 Carson River Park



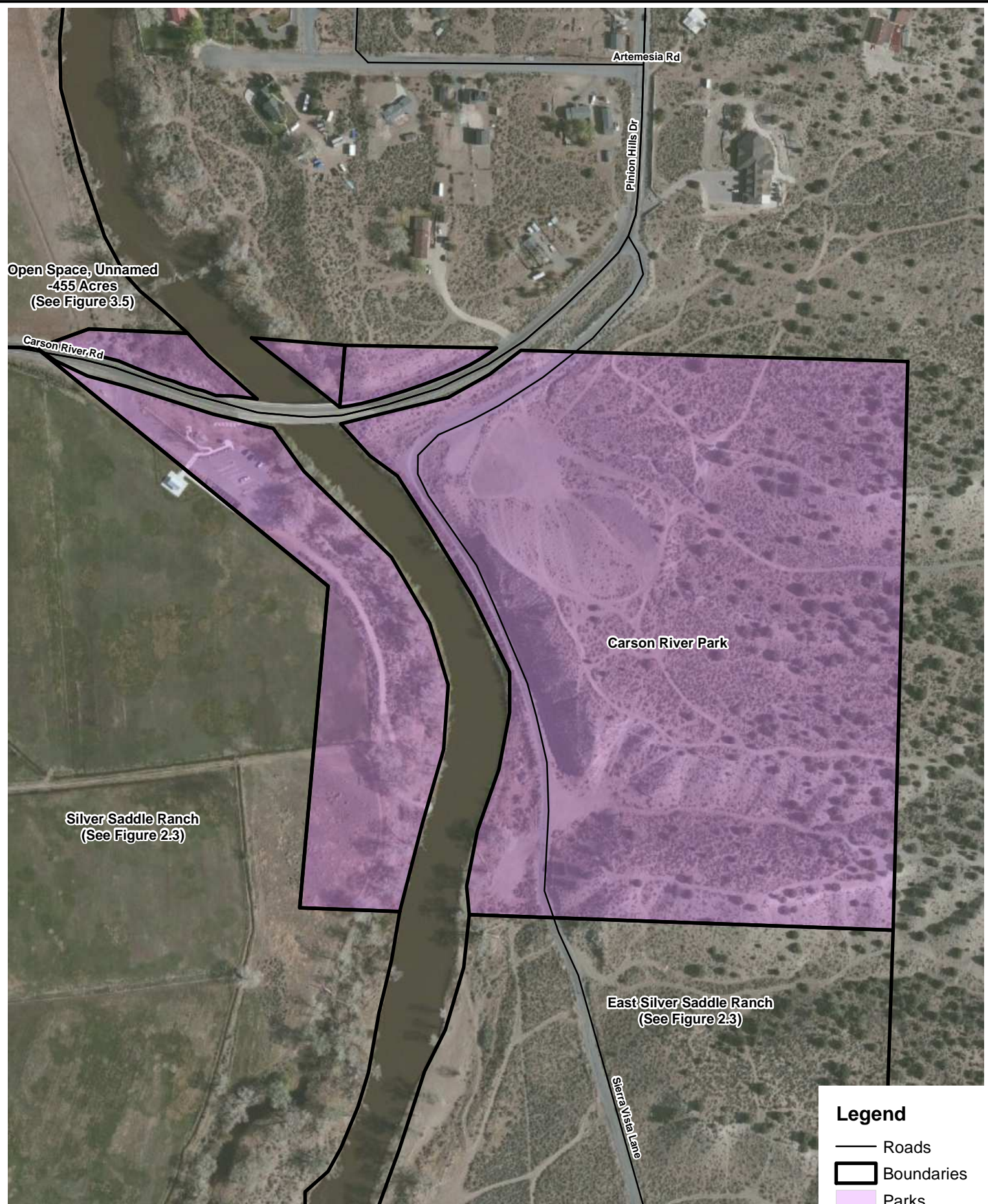
**Photo 30. View of Carson River Park looking southeast**

Acres:	36.0 acres
Date Acquired:	June 1989
Location:	5013 Carson River Road, at Lloyd's Bridge

Depicted on older maps as “Camp Carson”, Carson River Park is located east of Silver Saddle Ranch and includes property on all four corners around Lloyd’s Bridge on Carson River Road (Figure 4.2). The two northern parcels are fairly small, less than ½-acre, and the southeast parcel is the largest with approximately 28 acres. The southeast parcel includes two unpaved parking areas: one along the river and the other across Sierra Vista Lane near the dirt detention basin. The basin and adjacent hills are commonly used by OHV recreationists; however, it is not identified in Carson City Master Plans or Maps as an OHV area.

The most developed parcel lies on the southwest corner and includes paved parking for cars and boat trailers, a boat ramp into the Carson River, picnic tables, a portable toilet, a group picnic shelter, an ADA-compliant observation / fishing pier, landscaping, and a trail connecting to Silver Saddle Ranch. Site improvements were completed in 2011 with funding from Carson City’s Residential Construction Tax, Carson Water Subconservancy District, and Question 1.





### Legend

- Roads
- Boundaries
- Parks

Date: 8/4/2014



**Figure 4.2**  
**Carson River Park**

Carson City Parks, Recreation, & Open Space Department

0 190 380 Feet

Source: BING Maps Imagery

This river access point is considered Mile 1.0 on the Class I section of the Carson River Aquatic Trail.

***RECOMMENDED ACTION(s)*** \_\_\_\_\_

The following actions are recommended to manage the Carson River Park.

- ✓ Near the fishing pier, replace the access gate to Silver Saddle Ranch with a gate or other control structure which can accommodate a diversity of users and non-motorized recreation uses.



#### 4.1.4 Empire Ranch Trail



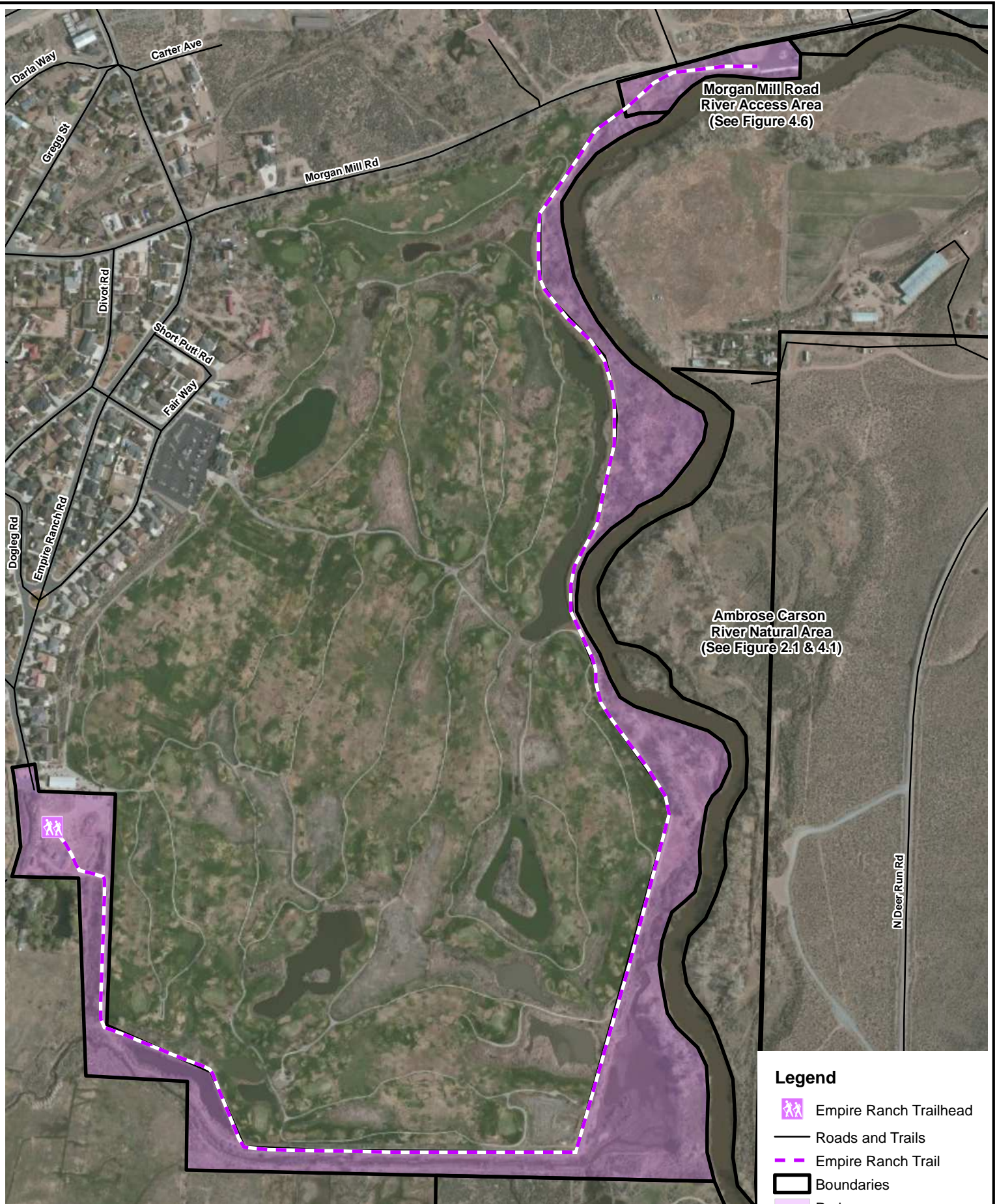
**Photo 31. Walkers enjoying Empire Ranch Trail**

Acres / Length:	38.7 acres / 1.8 mile trail
Date Acquired:	November 1990
Location:	Two access points: 1) Morgan Mill Road River Access Area and 2) Empire Ranch Estate Park at 1466 Empire Ranch Road

The Empire Ranch Trail provides non-motorized multiple-use trail opportunities and extends 1.8 miles between the Morgan Mill Road River Access Area and Empire Ranch Road (Figure 4-3). The trail travels alongside the Carson River and Lower Kings Canyon Creek. The riparian vegetation and water provide good habitat for a variety of birds. The trail is planned to connect with an additional trail to the south and Riverview Park by 2015.

The northern part of the trail lies within an area associated with the historic town of Empire – a 19th century milling town that had its beginnings as a trading post along the California Overland Trail. Nicholas Ambrosia, also known as Nicholas Ambrose or known best by the nickname “Dutch Nick,” opened a hotel and saloon here in 1849. In later years, the Darling Ranch spanned the area and continued to the south.





Date: 7/30/2014



During improvements to the northern part of the trail and riverbank in 2010, it was revealed that the Morgan Mill Road culvert, located on the south side of the road,

*“... represents an intact example of an early concrete masonry. It exhibits evidence of utilizing adaptive construction techniques and local building materials in a vernacular style. The culvert represents an early public works feature associated with the development and planning of Carson City after the abandonment of Empire City as a separate townsite. The Morgan Mill Road culvert is eligible to the National Register of Historic Places at a local level under significance criterion C.” (Gnomon, Inc., 2009).*

**RECOMMENDED ACTION(s)** \_\_\_\_\_

The following actions are recommended to manage the Empire Ranch Trail.

- ✓ Connect with an additional trail to the south and Riverview Park by 2015.



#### 4.1.5 Hidden Meadows Trailhead



**Photo 32. Hidden Meadows Trailhead**

Acres: 0.3 acres  
Date Acquired: January 1996  
Location: 965 Buzzy's Ranch Road

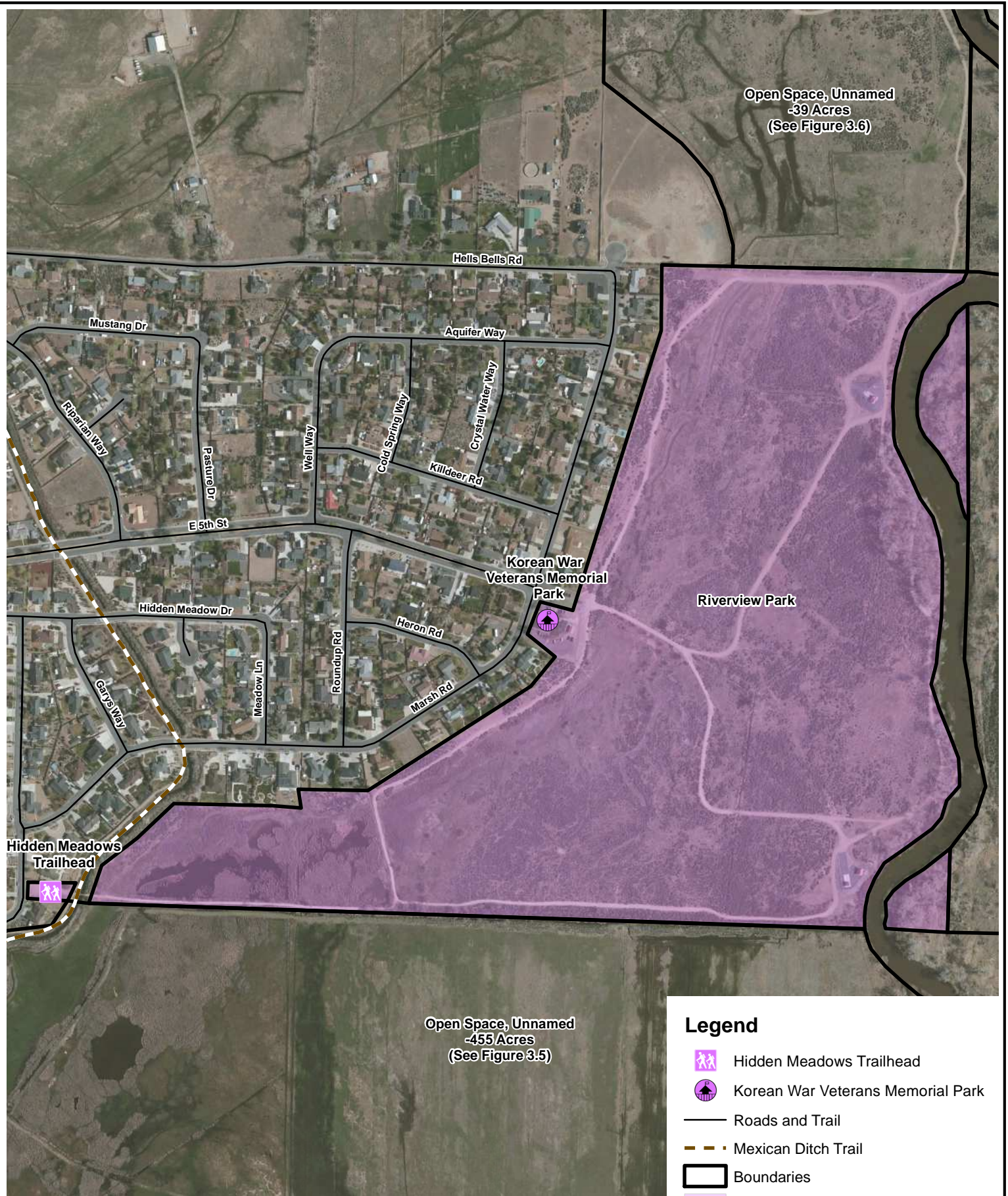
Hidden Meadows Trailhead provides off-street parking, three picnic tables, shade trees and a neighborhood access to the Mexican Ditch Trail and Riverview Park (Figure 4.4).

***RECOMMENDED ACTION(s)*** \_\_\_\_\_

The following actions are recommended to manage the Hidden Meadows Trailhead.

- ✓ There are no specific recommendations at this time.





#### 4.1.6 Korean War Veterans Memorial Park



**Photo 33a and b. The entrance to the Korean War Veterans Memorial Park and the park facilities**

Acres:	1.0 acre
Date Acquired:	October 1978
Location:	603 Marsh Road

The Korean War Veterans Memorial Park is located at the eastern terminus of East Fifth Street (Figure 4-4 in the preceding section). The park serves as the main entrance to Riverview Park. The park provides parking, a grass area, flush toilets, barbeques, picnic tables, and a picnic shelter.

***RECOMMENDED ACTION(s)*** \_\_\_\_\_

The following actions are recommended to manage the Korean War Veterans Memorial Park.

- ✓ There are no specific recommendations at this time.



#### 4.1.7 Mexican Ditch Trail



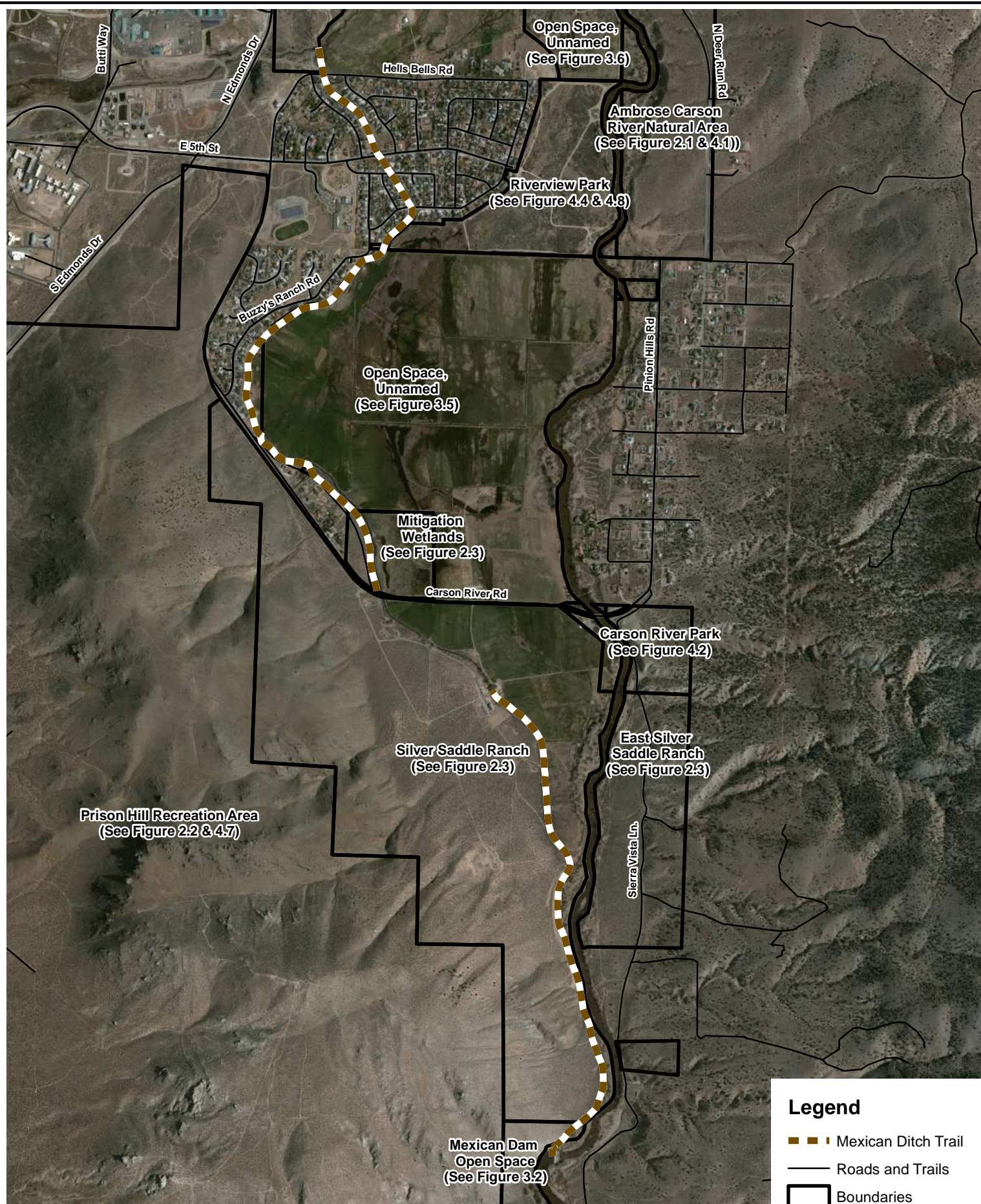
**Photo 34. Mexican Ditch Trail.**

Length:	Moffat Open Space to Carson River Road – 2.0 miles Silver Saddle Ranch Red House Complex to the Mexican Dam – 1.5 miles
Location:	Access points: 1) Moffat Open Space, 2) Hidden Meadows Trailhead, and 3) Silver Saddle Ranch

The Mexican Ditch Trail is approximately two miles long extending from the Moffat Open Space to Carson River Road and 1.5 miles from the Silver Saddle Ranch Red House Complex to the Mexican Dam (Figure 4.5). The trail segment between Carson River Road and the Red House Complex is incomplete; however, users can travel along the ranch roads to access the trail network.

The trail parallels the Mexican Ditch which was originally used in the 1860s to carry water to the Mexican Mill and later used to provide agricultural irrigation. The ditch is still in operation today and contains enough water to maintain a narrow ribbon of riparian vegetation, consisting mostly of willows, along both sides of the ditch. It is an unpaved non-motorized multiple-use trail used by pedestrians, equestrians and mountain bikers.





Date: 8/4/2014



**Figure 4.5**  
**Mexican Ditch Trail**  
 Carson City Parks & Recreation



**RECOMMENDED ACTION(s)** \_\_\_\_\_

The following actions are recommended to manage the Mexican Ditch Trail:

- ✓ Connect the trail from the Moffat Open Space to the Empire Ranch Trail
- ✓ Develop a safe street crossing on Carson River Road
- ✓ Restore the trail both north and south of the Red House Complex
- ✓ Coordinate with the Mexican Dam and Ditch Company and/or ranch contractor regarding ditch maintenance and ensure that sediment is not placed on the pathways.

#### 4.1.8 Morgan Mill Road River Access Area



**Photo 35. View of Morgan Mill Road River Access Area**

Acres:	0.5 acres
Date Acquired:	November 1990
Location:	Morgan Mill Road, approximately ½ mile west of Deer Run Road

Prior to 2009, the Morgan Mill Road River Access Area provided basic river access and amenities for recreational users. In 2009 and with funding from several grants, site improvements were added including: a paved parking area for cars and boat trailers, a boat ramp for access into the Carson River Aquatic Trail, a 12' wide decomposed-granite trail connecting with the Empire Ranch Trail, picnic facilities, and a portable toilet enclosure. This river access point is the end of the Class I section and the beginning of the Class II / III section of the Carson River Aquatic Trail (Figure 4.6).

The area upstream, around the Empire Ranch Golf Course, was the approximate location of the Comstock Era Mexican Mill and Mead Mill. Using water supplied by the Mexican Ditch, the mills processed ore from Virginia City. As in other areas, the ore extraction process resulted in a widespread occurrence of mercury. This area is the beginning of the U.S. EPA Superfund Carson River Mercury Site.

As a part of the permitting requirements for the site improvements, the soils were sampled for mercury content. The sampling indicated that mercury contaminated soils were very localized

and distinguished as fine-grained and yellowish. The contaminated soils were found below several inches of overlying floodplain deposits and are now capped by the paved parking lot (Carson City Section 401 Permit Application to the NDEP, 2009).

Site improvements were funded from Carson City's Quality of Life Sales and Use Tax Funds, Carson Truckee Water Conservancy District, Carson Water Subconservancy District, Land and Water Conservation Funds, and the Nevada Conservation and Resource Protections Grant Program / Question 1.

**RECOMMENDED ACTION(S)** \_\_\_\_\_

The following actions are recommended to manage the Morgan Mill Road River Access Area.

- ✓ There are no specific recommendations at this time.





### Legend

- Roads and Trails
- Boundaries
- Parks



#### 4.1.9 Prison Hill Recreation Area



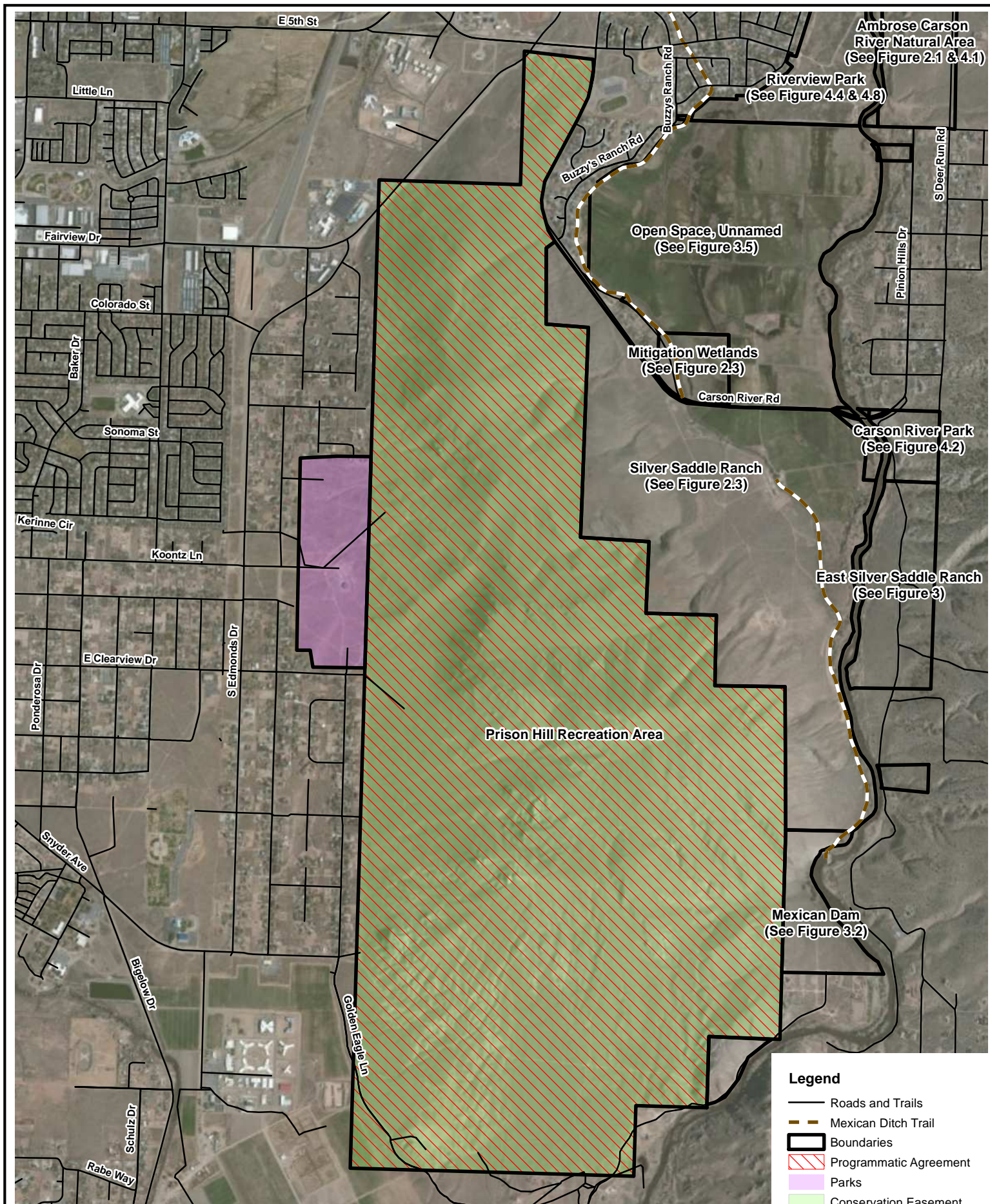
**Photo 36. Prison Hill Recreation Area**

Acres:	114.2 acres
Date Acquired:	Anticipated in 2014, transfer per the Carson City Federal Lands Bill
Location:	Foothills on the west side of the Prison Hill Recreation Area. Two primary access points: 1) Koontz Lane and 2) East Clearview Drive

In this section, the Prison Hill Recreation Area consists of 114 acres on the west side of Prison Hill and more specifically, on the west side of the post rail fence in the vicinity of the Koontz Lane water tank (Figure 4.7). The area will be transferred to Carson City from the BLM per the Carson City Federal Lands Bill for Parks and Public Purposes. It is not subject to the terms of the Conservation Easement. Due to its adjacent location, this area will be managed in a similar manner to the Prison Hill Conservation Easement lands but site development and improvements may be possible.

The most common use of this area is parking for non-motorized recreational users of the Prison Hill Recreation Area.





Date: 7/29/2014



**Figure 4.7**  
**Prison Hill Recreation Area**

Carson City Parks, Recreation, & Open Space Department

0 2,000 4,000 Feet

Source: BING Maps Imagery

**RECOMMENDED ACTION(s)** \_\_\_\_\_

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

- ✓ Improve the designated parking areas.
- ✓ Coordinate with Public Works regarding road maintenance on Koontz Lane. The recent grading and installation of water bars to manage water flows resulted in difficult to impossible drive access by car.



#### 4.1.10 Riverview Park



**Photo 37. View to the east across Riverview Park.**

Acres:	108.8 acres
Date Acquired:	October 1978
Location:	603 Marsh Road (main entrance at the Korean War Veterans Memorial Park)

Riverview Park provides non-motorized multiple-use trails through a variety of habitats including upland sagebrush, wetlands, and the riparian corridor along the Carson River. The Riverview Park trail system serves as a hub for trails continuing to the north towards Empire Ranch Trail and to the south along the Mexican Ditch Trail. In addition to interpretive and trail signage near the entrance, mutt-mitt stations and trash cans are provided around Riverview Park. The adjacent Korean War Veterans Memorial Park provides parking, flush toilets, barbeques, and an uncovered picnic area.

Riverview Park was dedicated to the city in 1978, following approval of the development proposal for the adjacent residential subdivision. Formerly the Lynn Terry Ranch, the proposal included bicycle paths from the subdivision, nature and equestrian trails, a par course, parking, and picnic areas. “To be maintained as permanent open space,” Riverview Park was designed to protect the natural bird habitat and preserve the “natural landscaping and swamp lands.”





**Photo 38a and b Riverview Park bench near the river and historical structures at the park entrance.**

The main entrance to Riverview Park through the Korean War Veterans Memorial Park, at the eastern terminus of E. Fifth Street (Figure 4.8). There are also several neighborhood entrances – one to the north and a few to the south with access from the Mexican Ditch Trail.

Near the main entrance, two historic structures remain. The oven was constructed in the early 1920s by employees of the Pierini family. The neighboring stone and brick building was used as a milk house and constructed sometime before. The exact date is unknown. It contained a machine which the Pierini Family used to process the milk into cheese, ricotta (cottage cheese) cream and skim milk for their own consumption. An on-site interpretive sign provides more history.

#### *The Pierini Ranch*

*In early 1919, two Italian brothers from Lucca, Italy, Salvatore and Pietro Pierini, leased a ranch from Dr. John J. Sullivan. It was called "The Old Wiggins Ranch and located east of Carson City, Nevada. Salvatore and his wife Maria operated and lived on this ranch with their three children, Domenico, Angelina and Pete from 1920 to 1938. Angelina and Pete were born on the ranch.*

*In the early 1920s, an oven was constructed on the ranch. The oven is believed to have been constructed by two Italian stone masons, employed by the Pierini family. The Pierinis used the oven to bake their bread, tortas (pies), various meats and even a whole lamb on Easter.*

There are two productive, municipal wells located at Riverview Park. These wells were installed in 2007 and 2010 and are located adjacent to the river and the trail system. These wellheads are elevated and surrounded by large boulders as protection from the forces of flood flows. The entirety of Riverview Park has been flooded by 25-year magnitude flood events.

Within the Management Area, Riverview Park and the Korean War Veterans Memorial Park receive the highest amount of use. The trails are popular with residents and there is an

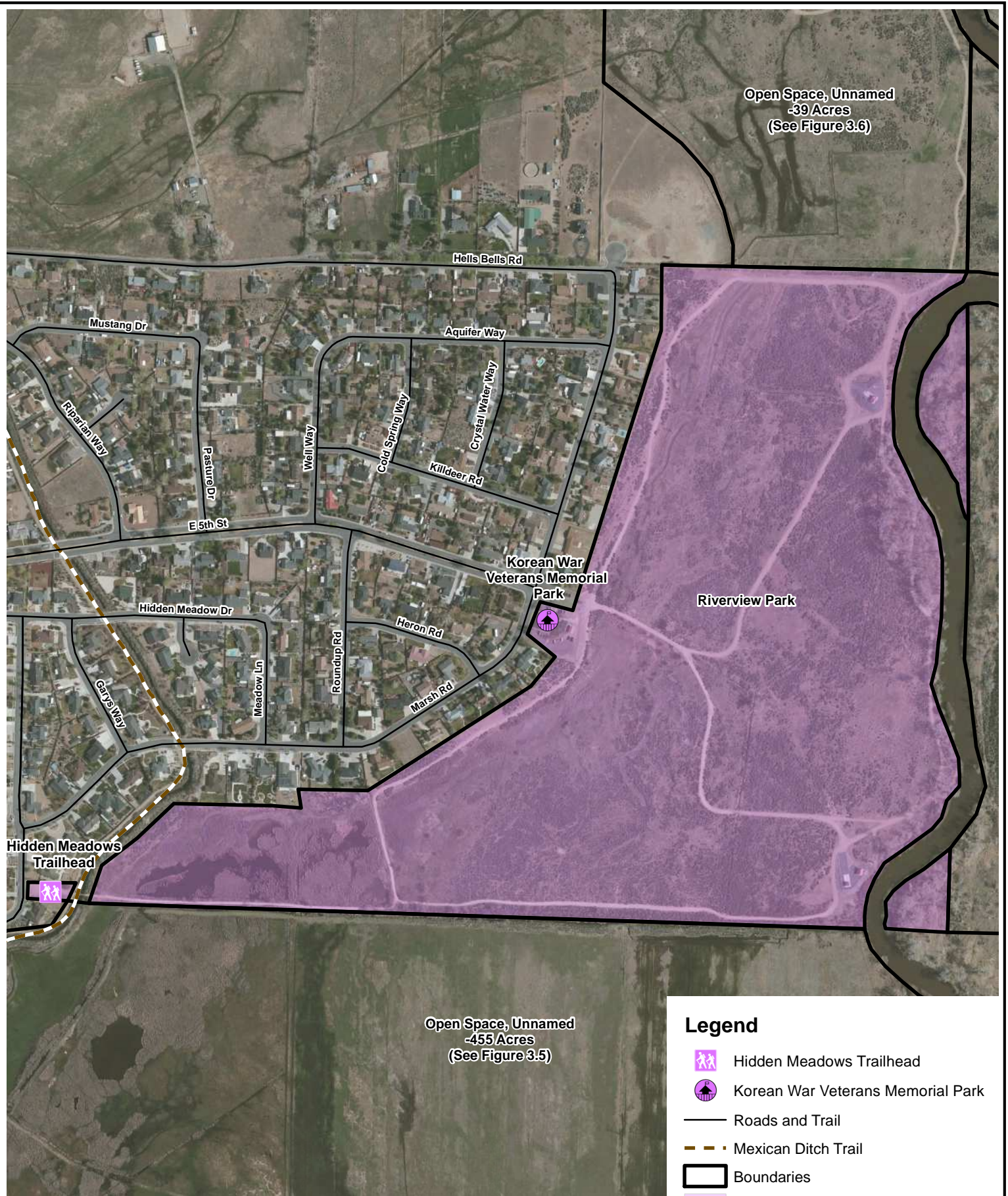
increasing demand to use the park(s) as a venue to host 5k fun run / walk race events. Over the past three years, there has been an average of five events per year.

***RECOMMENDED ACTION(S)*** \_\_\_\_\_

The following actions are recommended to manage the Riverview Park.

- ✓ Continue fuels reduction treatments along residential fence lines.





## **4.2 Facilities**

The facilities available at each of the Parks and Trails are summarized in Table 11.



Table 11. Parks and Trails – Facilities

	Number of Trail Access Areas or Trailheads *	Approximate Miles of Non-Motorized Trails	Approximate Miles of Motorized Trails	Number of Parking Spaces	Picnic Facilities**	Restrooms	Comments
Parks and Trails							
Ambrose Carson River Natural Area	available from the Conservation Easement	0.25	0	available on the Conservation Easement	0	0	interpretive trail
Carson River Aquatic Trail	3	10.1	0	0	0	0	river trail used by rafts, canoes, and kayaks
Carson River Park	3	west side: 0.2; east side: 1.0 (in total, uphill from the detention basin)	0	west side: 18 cars, 4 ADA, 5 trailers, loop & pull-through access; east side, river area: 16 cars; east side, detention basin area: 50	4 picnic sites, and one picnic pavilion with 4 tables (ADA)	1 (portable toilet)	boat ramp; handicap fishing pier; interpretive signs; trail signs
Empire Ranch Trail	2	1.8	0	west end at Empire Ranch Road: 10 cars; east end available at the Morgan Mill Road River Access Area	0	0	
Hidden Meadows Trailhead	1	0	0	28-30 cars	3 tables	0	
Korean War Veterans Memorial Park	1	0	0	north lot: 13 cars; south lot: 29-32 cars	6 tables and 2 BBQs	1 (flush toilets)	small grass area
Mexican Ditch Trail (from Moffat Open Space to the Mexican Dam)	8	4.0	0	0	0	0	trail signs
Morgan Mill Road River Access Area	1	0	0	6 cars, 1 ADA, 5 trailers; loop & pull-through access	4 tables	1 (portable toilet)	boat ramp
Prison Hill Recreation Area	2	0	2 miles on roads (not trails)	needs assessment	0	0	
Riverview Park	4	2.5	0	0	0	0	interpretive signs; trail signs

\* Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.  
\*\* Only those areas with existing picnic facilities were noted in this table.

[This page intentionally left blank.]

### ***4.3 Public Day Use and Events***

Public day use and events will follow similar policies to those throughout Carson City. The hours of operations are dawn to dusk and the season of use is year-round. The most common day use activities in the parks and trails are walking, dog-walking, and trail running.

Requests for group activities and events are reviewed on an individual basis. Each request is evaluated according to the type of activity, the size, and the duration. The size of allowable events may be 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, Carson City may allow fewer events between November 1 and April 15 – the approximate dates when seasonal employees are not available.

The Korean War Veterans Memorial Park and Riverview Park have become the most popular park(s) throughout Carson City for 5k fun run / walk race events. Over the past three years, there has been an average of five events per year. Most events have been organized by local non-profit organizations as fundraising opportunities and average approximately 100 participants. To date, the infrequent schedule and number of participants seem compatible with the facilities and resources. Additionally, event organizers have been required to post an event flyer at the location one week prior to the event. The notification may invite participation in the event, but the purpose is to inform and minimize conflict with residents and regular users.

Table 12 is a summary of Public Day Use and Events on Parks and Trails.

**Table 12. Parks and Trails – Public Day Use and Events**

<b>Parks and Trails</b>	<b>Uses</b>	<b>Comments</b>
Ambrose Carson River Natural Area	Mountain biking, environmental education, equestrian, fishing, hiking, trail running, wildlife observation	Unpaved parking area for vehicles and buses is available on the adjacent Ambrose CE land.
Carson River Aquatic Trail	Boating, fishing	
Carson River Park	Mountain biking, boating, equestrian, fishing, hiking, picnic, trail running, wildlife observation	West side: paved parking area for vehicles and boat trailers; East side: unpaved parking area for vehicles and horse trailers.
Empire Ranch Trail	Mountain biking, equestrian, hiking, trail running	
Hidden Meadows Trailhead	Picnic	Unpaved parking area for vehicles only.
Korean War Veterans Memorial Park	Picnic	Unpaved parking area for vehicles and horse trailers.
Mexican Ditch Trail	Mountain biking, equestrian, hiking, trail running	
Morgan Mill Road River Access Area	Mountain biking, boating, equestrian, fishing, hiking, picnic, trail running	Paved parking area for vehicles and boat trailers. Off-site parking at the BLM office may be available with special arrangements.
Prison Hill Recreation Area	Mountain biking, equestrian, hiking, trail running	Unpaved parking area for vehicles and horse trailers.
Riverview Park	Mountain biking, equestrian, fishing, hiking, trail running, wildlife observation	



#### 4.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Parks and Trails.

**Table 13. Parks and Trails – Action Summary**

Parks and Trails	Recommended Action Items
Ambrose Carson River Natural Area	<ul style="list-style-type: none"> <li>• Evaluate an at-grade river crossing for equestrians</li> <li>• Install a bridge across the Carson River, as identified in the UPMP, providing a link and access to the recreational areas located on each side.</li> </ul>
Carson River Aquatic Trail	<ul style="list-style-type: none"> <li>• Maintain and update the Carson River Aquatic Trail Map.</li> <li>• Increase public education and awareness for river safety and install and maintain signage.</li> </ul>
Carson River Park	<ul style="list-style-type: none"> <li>• Near the fishing pier, replace the access gate to Silver Saddle Ranch with a gate or other control structure which can accommodate a diversity of users and non-motorized recreation uses.</li> </ul>
Empire Ranch Trail	<ul style="list-style-type: none"> <li>• Connect with an additional trail to the south and Riverview Park by 2015.</li> </ul>
Hidden Meadows Trailhead	<ul style="list-style-type: none"> <li>• There are no specific recommendations at this time.</li> </ul>
Korean War Veterans Memorial Park	<ul style="list-style-type: none"> <li>• There are no specific recommendations at this time.</li> </ul>
Mexican Ditch Trail	<ul style="list-style-type: none"> <li>• Connect the trail from Moffat Open Space to the Empire Ranch Trail</li> <li>• Develop a safe street crossing on Carson River Road</li> <li>• Restore the trail both north and south of the Red House Complex</li> <li>• Coordinate with the Mexican Dam and Ditch Company and/or ranch contractor regarding ditch maintenance and insure that sediment is not placed on the pathways</li> </ul>
Morgan Mill Road River Access	<ul style="list-style-type: none"> <li>• There are no specific recommendations at this time.</li> </ul>

Parks and Trails	Recommended Action Items
Prison Hill Recreation Area	<ul style="list-style-type: none"><li>• Improve the designated parking areas</li><li>• Coordinate with Public Works regarding road maintenance on Koontz Lane. The recent grading and installation of water bars to manage water flows resulted in difficult to impossible drive access by car.</li></ul>
Riverview Park	<ul style="list-style-type: none"><li>• Continue fuels reduction treatments along residential fence lines.</li></ul>

## 5.0 Management Considerations for All Lands

### 5.1 Adjacent Lands

The BLM and State of Nevada administer several properties surrounding the Management Area. Specific lands are identified in this section due to their location, shared recreation opportunities, and potential for follow-up actions regarding land exchange or use agreements.

#### 5.1.1 Bureau of Land Management

As previously mentioned, the maps for the federal legislation missed approximately 51 acres for transfer on the east side of the Carson River. This area is located between two parcels on East Silver Saddle Ranch and appears as a gap between land to the north and a 10-acre parcel to the south. Further to the east, the majority of the land is managed by the BLM.

On the west side of Prison Hill and along Edmonds Drive, approximately 27 acres were not identified for transfer in the Lands Bill because the land had been selected as a building site for a federal facility. The BLM has selected an alternative site for their facility.

#### **RECOMMENDED ACTION(s)** \_\_\_\_\_

The following actions are recommended regarding the BLM:

- ✓ Enter into a Recreation and Public Purpose Agreement with the BLM for Carson City's use and management of the 51-acre and 27-acre parcels.
- ✓ Study additional areas for possible land exchanges or acquisitions that would be beneficial for the management of the area as a whole.

#### 5.1.2 State of Nevada

Along the southwest corner of Prison Hill, the property is owned by the State of Nevada and managed by the Department of Corrections. The land is primarily used for agricultural operations. There have been preliminary discussions with Prison officials regarding trail use and development along the west side of the property, near Clear Creek and the old V&T Railroad Grade, and they are open to consideration. At the present time, the public is restricted from the property.

Near the northwest corner of Prison Hill along Fairview Drive, the land is also owned the State of Nevada and managed by the Department of Corrections. This area is commonly used by OHV recreationists as well as hikers, trail runners, and equestrians.

The State of Nevada also owns the bed and banks of the Carson River, up to the ordinary and permanent high water mark. This was the opinion of the Attorney General, in 1976 that hinged on the navigability of the river. The Territorial Legislature, in December of 1862, granted the right to float logs in the Carson River. Logs, however, were removed from the river at Empire,

but it was assumed that logs could have continued to float downstream. The Territorial Legislature also allowed for the improvement of navigation along the Carson River by clearing and dredging the channel. All this led the courts to deem the river navigable in 1972. The river is considered navigable from the California-Nevada state line to the river's terminus at the Carson Sink.

**RECOMMENDED ACTION(s)** \_\_\_\_\_

The following actions are recommended regarding the State of Nevada:

- ✓ Maintain communications with the Department of Corrections and evaluate opportunities.

## **5.2 Maintenance and Performance Levels of Service**

The Carson City Parks and Recreation Master Plan, Section 6.13, identifies maintenance levels (standards of care) and performance levels (appearance). For turf sites (neighborhood parks), there are three Maintenance Levels and three Performance Levels. For non-turf sites (natural parks and trails), there are two Maintenance Levels and two Performance Levels. In general, high use facilities require Maintenance Level 1 service to provide attractive, competitive conditions. Facilities that have lower levels of use can achieve Performance Level 1 with only Maintenance Level 2 service. The various levels allow flexibility based on annual budget considerations.

While most of the lands throughout the Management Area fall under the category of “non-turf,” areas with facilities and events, such as Silver Saddle Ranch, may require higher maintenance levels of service.

The following tables are excerpts from the Parks and Recreation Master Plan, Section 6.13, and provide a summary of the maintenance and performance levels relevant to the Management Area.



**Table 14. Maintenance Levels**

	<b>Turf Areas</b>			<b>Non-Turf Areas</b>	
<b>Maintenance Item</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Level 1</b>	<b>Level 2</b>
<b>Weed Control</b>	6x per year	4x per year	Variable	2x per year	1x per year
<b>Litter</b>	1x per day	1x per day	1x per week	2x per week	1 x per week
<b>Restrooms</b>	Cleaned 1x per day	Cleaned 1x per day	Only open for events	N / A	N / A
<b>Amenities</b>	Inspected frequently, repair as needed	Inspected frequently, repair as needed	Varies, may be closed for repairs	Inspected 1x per 2 weeks, repair 24-48 hours	Inspection varies, may be closed for repairs
<b>Snow Removal</b>	24 hours	24 hours, parks = weekdays; buildings = 7 days per week	48-72 hours, weekdays	24 hours, 7 days per week	24 hours, weekdays
<b>Vandalism Mitigated</b>	24 hours	24 hours	Varies	24 hours	48 hours

Note: Level 1 is the highest maintenance level

**Table 15. Performance Levels**

	<b>Turf Areas</b>			<b>Non-Turf Areas</b>	
<b>Item</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Level 1</b>	<b>Level 2</b>
<b>Litter</b>	Little or none	Little or no litter, except for weekends Oct - Mar	Frequently found, vandalism also	Minimal litter evident	Some litter present most of the time
<b>Trees / Shrubs</b>	Manicured, pruned, well-maintained	Same as Level 1, except slower response - no daily staff visits		See Turf category	See Turf category
<b>Restrooms</b>	Clean, stocked, open at all times, accessible, maintained in good condition.	Same as Level 1, except slower response - no daily staff visits	No restrooms available, except through scheduled activities.	N / A	N / A
<b>Amenities</b>	Good condition and appearance, replacements in a timely manner.	Same as Level 1, except slower response - no daily staff visits	Less than adequate condition, or closed for repairs.	Amenities in good working order. Paths and trails in good condition, no erosion problems.	Paths have ruts and erosion. Amenities often closed for repairs.
<b>Snow and Ice</b>	Hard surfaces cleared within 24 hours of snowfall.	Same as Level 1 except weekend accumulation cleared on Mondays.	Some areas may be inaccessible due to snow.	Snow and ice cleared within 24 hours.	Same as Level 1, except weekend snows removed on Mondays.

Note: Level 1 is the highest performance level

**RECOMMENDED ACTION(s)** \_\_\_\_\_

The following actions are recommended for Maintenance and Performance:

- ✓ The Open Space Program should institute a system to monitor and track user numbers such as traffic counters. This information should assist in determining levels of service, additional amenities, conservation planning, and updates.
- ✓ Continue private, public and local coordination for river clean-up activities.

### **5.3 Recreation and Resource Management**

#### **5.3.1 Accessibility**

Accessibility pertains to the degree to which the environment is available to as many people as possible.

The 1990 Americans with Disabilities Act (ADA) provides the guidelines and requirements for accessibility of programs and services conducted by states and local governments. Following the signing of the act, the Department of Justice issued its Americans with Disabilities Act Accessibility Guidelines (ADAAG). These guidelines apply to any new construction or alterations or renovations of existing structures, and also provide specific guidance for implementation of the ADA. The American National Standards Institute (ANSI) and Uniform Federal Accessibility Standards (UFAS) were added to ADAAG as acceptable codes for construction or modification for accessibility. Guidelines for playgrounds were issued in 2000 and additional ADAAG changes and recommendations were issued in 2004.

Carson City recognizes the importance of providing a variety of outdoor recreation opportunities for people of all abilities. Many trails, parking areas, shelters and facilities already meet accessibility guidelines established by the ADA. ADA guidelines figure heavily in the design of new structures, trails and facilities. For instance, Carson City installed an ADA compliant viewing/fishing deck at Carson River Park and several new trails have been constructed with a compacted decomposed granite surface.

#### ***Trained Service Dogs***

Service dogs are allowed on all properties which are open to the public. Service animals are defined as a dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including physical, sensory, psychiatric, intellectual or other mental disability. Provisions of emotional support, wellbeing, comfort or companionship are not qualifying allowances under the regulation.

***Wheelchairs and Manually-Powered Mobility Aids***

Individuals with mobility disabilities are permitted to use wheelchairs and manually-powered mobility aids on any trail open to pedestrian use so long as they are used in a manner that is safe for the user.

***Other Power-Driven Mobility Devices (OPDMDs)***

Individuals with mobility disabilities may use OPDMDs on all trails open for pedestrian use unless a particular trail has been designated as inappropriate for use by OPDMDs based upon the assessment factors found in 28 CFR § 35.137(b)(2) of the Americans with Disabilities Act. OPDMDs must be used in a safe manner and is at the risk of the user. OPDMDs may not be used off trail. Trail segments or other facilities can temporarily be deemed inappropriate for use of certain classes of OPDMDs based upon current conditions that may affect the safety of the OPDMD user or other members of the public and/or harm to the immediate environment or natural or cultural resources, such as weather, trail conditions, and volume of pedestrian traffic.

***RECOMMENDED ACTION(s)*** \_\_\_\_\_

The following actions are recommended regarding accessibility:

- ✓ Consider accessibility requirements in all new developments.

**5.3.2 Agricultural Lands**

Despite the numerous services provided by agricultural lands, there is a continued loss of these valuable lands across the nation – often to commercial and residential development. The Carson City Open Space Program has been successful in protecting some of the most critical areas, such as those located in the floodplain. The wide open areas provide opportunities for flood attenuation – capturing high water flows and reducing the peak flow and potential impacts to downstream areas. Normal rain events can be captured in the soil and recharge the aquifer.

Agricultural lands provide benefits for wildlife, such as acting as a sanctuary and offering food and forage. Birds feast on the abundance of insects. Sandhill cranes have occasionally been observed in the Management Area. While the habitat may seem ideal, sagegrouse has not been observed for several years and, perhaps, a few decades. Additional ecosystem services include carbon sequestration – the ability and process to capture and store atmospheric carbon dioxide.

In Carson City, residents enjoy the aesthetic and intrinsic values of the agricultural lands. The Conservation Easement and Open Space Plan reiterate the desire to protect the agricultural lands – and therefore, preserving a connection to Carson City’s ranching heritage

***RECOMMENDED ACTION(s)*** \_\_\_\_\_

The following actions are recommended regarding agriculture:



- ✓ Appropriate management of the agricultural lands is critical to the preservation of the historic landscape. Consulting with other agricultural agencies such as NRCS will be necessary for good stewardship of the agricultural lands.
- ✓ To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted. If necessary for parking and special events, limited and controlled use should only occur during periods of no irrigation or grazing.
- ✓ Review opportunities to add acreages to the irrigated properties.
- ✓ Identify agricultural practices to enhance carbon sequestration.

### 5.3.3 Camping



**Photo 39. Unauthorized dispersed camping in Carson River Canyon.**

Currently, there are no designated camping areas within the Management Area. Unauthorized, dispersed camping remains a common activity in the Carson River Canyon despite a new entrance sign informing visitors of prohibited activities. Unmanaged camping has the potential of impacting natural resources, and it is a concern due its related campfires, littering, sanitation, and personal safety. Additionally, the Carson River Canyon is located in the U.S. EPA Superfund Carson River Mercury Site and most areas have not been tested for contamination and risk to people during recreational use.

Camping was identified in the Charrette as a possible recreation use in the Management Area, including the potential for RV sites. Due to its size, the Carson River Canyon Open Space may provide one of the few opportunities to provide camping in the Management Area. Low impact camping is often considered a passive recreation activity; however, there are several considerations including its compatibility with other uses and impacts to the scenic view from the future V&T Railway. Another option could allow managed camping until the V&T Railway is constructed. If considered, the existing disturbed areas should be evaluated for continued or discontinued use.

### ***Permitted and Restricted Uses***

- ✓ Conservation Easement properties: Per the terms of the easement, camping is expressly prohibited unless approved as a part of an event.
- ✓ Open Space properties: At the present time, camping on open space properties is uncertain. It is anticipated that natural resources could be negatively impacted from camping activities, and the semi-permanent nature of improvements and facilities may exceed expectations of passive recreation. Grant-funding agreements and respective agencies that facilitated the purchase of open space may need to be consulted.
- ✓ Parks properties: CCMC 13.02.190 Camping: No person shall camp, lodge or otherwise remain overnight in any park except at a place designated for such purpose, or with prior written approval of the director.

### ***RECOMMENDED ACTION(S)***\_\_\_\_\_

The following actions are recommended regarding camping:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ Review opportunities for a designated camping area.

### **5.3.4 Carson River Mercury Site**

The Carson River floodplain from the Empire Ranch Golf Course and Empire Ranch Trail through the Carson River Canyon and into Lyon and Churchill counties is within a designated EPA Superfund Site, due to historic mining and ore extraction processes. The EPA determined that mercury may be located in alluvial fan soils and sediments in the Carson River. The mercury concentrations detected in the various areas, toxicology data, and human exposure assessment conducted by the EPA found that health risks are limited to the consumption of fish or waterfowl from the Carson River system below Empire, and exposure to high mercury concentrations in soils via incidental ingestion. The NDEP is currently undertaking a new mercury study in the river corridor.

### ***RECOMMENDED ACTION(S)***\_\_\_\_\_

The following actions are recommended regarding the Carson River Mercury Site:

- ✓ Identify areas with high public use and determine whether soil testing should be conducted.

### 5.3.5 Cultural Resources

Cultural resources are the collective evidence of the past activities and accomplishments of people. Human occupation of Nevada spans at least the last 10,000 years and includes prehistoric, indigenous and historic cultures. Prehistoric and historic archaeological sites, ghost towns, rock art, buildings, spiritual places, landscapes and roads with scientific, historic, and cultural value are all examples of cultural resources.

The National Historic Preservation Act (NHPA) sets forth government policy and procedures regarding historic properties including districts, sites, buildings, structures, and objects included in or eligible for the National Register of Historic Places. Section 106 of NHPA requires that Federal agencies consider the effects of their actions on such properties, following regulations issued by the Advisory Council on Historic Preservation (36 CFR 800).

The State Historic Preservation Office (SHPO) encourages the preservation, documentation, and use of cultural resources through state and federal programs. The agency works to educate the public about the importance of our cultural heritage so that Nevada's historic and archaeological properties are preserved, interpreted, and reused for their economic, educational, and intrinsic values and for future generations to appreciate.

Projects involving federal funds, land, or permits are legally required to comply with NHPA regulations. As such, the Programmatic Agreement was prepared to establish procedures to be followed by Carson City to satisfy the BLM responsibilities under Section 106 of the NHPA for the public and private lands conveyed to Carson City. The lands included under the PA are depicted on Figure 1. For the other lands not included under the PA, any project involving federal funds or permits must comply with Section 106 including research, surveys, reporting, and recommendations.

The following is an excerpt regarding management recommendations from the *Cultural Resources Baseline Condition Report for the Silver Saddle Ranch, Prison Hill, Carson River Properties Conservation Easement, Carson City, Nevada*, written by Michael Drews, Project Manager, Gnomon, Inc. in September 2010.

#### **Management Recommendations**

Archival research shows that the Prison Hill and Silver Saddle Ranch properties have been previously inventoried for cultural resources. The Carson River [Ambrose CRNA] parcel has never been formally inventoried and no cultural resources are known to exist on that property. Most of the inventories are more than 10 years old and may not reflect current survey protocols or National Register assessments. They do, however, provide an adequate assessment cultural resource potential. All resources currently eligible for inclusion to the National Register of Historic Places or contributing to

National Register eligible properties occur within the Silver Saddle Ranch parcel. Remaining sites comprise isolated artifacts, or small, insignificant sites.

With the change in ownership, the Carson City Historic Resources Commission (HRC) will assume responsibility for managing the archaeological and architectural resources lying within the Prison Hill, Silver Saddle Ranch, and Carson River Properties. Jones and Stokes (2005) provide a management and preservation plan for the Silver Saddle Ranch and associated features. The plan includes historic background for the property, a regulatory framework, preservation plan, and proposed management alternatives. Management protocols outlined in that document and additional recommendations that follow in this document should be adopted by HRC and used to direct development and maintenance of the Silver Saddle property.

In comments provided to the Bureau of Land Management regarding the Silver Saddle Ranch addendum (Jones and Stokes 2005), Rebecca Ossa (SHPO Architectural Historian) disagrees with the statement that “rehabilitation is applicable to only non-contributing buildings, such as the White Ranch...” and that “...It is not necessary to treat noncontributing elements of the SSR in accordance with the SOI Standards.” She states;

All three treatments (restoration, preservation, and rehabilitation) can be applied to all of the buildings on the ranch. It is dependent on what the BLM proposes for the entire ranch and each of the buildings (e.g. continuing a historic use, bring in a modern compatible use), and the level of integrity at each building. The Standards are meant to be extremely flexible. Case in point: the Red House would be an excellent project to apply rehabilitation principals since it has been so impacted over the years, functions as a modern caretaker’s residence and yet represents an early era of ranching. Rehabilitation allows the most flexibility when dealing with a historic property.

...any changes made to the exterior of non-contributing (NC) buildings within a historic district (e.g. SSR) has the potential to affect the remaining resources – either directly or indirectly. Obviously, if the building is NC, pretty much anything can be done to the interior. But since the viewscape is an important part of the ranch, exterior alterations will need to be compatible with the setting in the very least. (R. Ossa SHPO comments 6/24/2008)

Both comments are appropriate and should be integrated into management recommendations. Ossa also suggested additional items of benefit... :

- Additional building photography documenting the conditions (interior AND exterior) with the photos included in the report (within the specific area addressing the building);
- The historic/contributing buildings would benefit from an HSR (Historic Structures Report) done by a preservation architect who is familiar with building systems, historic architecture and integrity, and code requirements. For



example, depending on what the BLM ultimately proposes for the ranch and/or individual buildings, disability access (ADA) will most likely need to be addressed. Additionally, due to the historic landscape component of the property, it may also benefit from a landscape HSR, completed by a preservation landscape architect. The SHPO comments should be incorporated as management recommendations by reference, and actions implemented as part of the management plan.

Periodic monitoring of site condition, especially architectural features, should be implemented for National Register properties within the land exchange parcels. The Nevada SHPO supports a site stewardship program that “offers an opportunity for concerned citizens to participate proactively with the agency cultural resource specialists to protect “at risk” heritage resources. The program is designed to monitor selected sites for natural or manmade degradation, as well as to create a “presence” on a regular basis in order to prevent looting and vandalism by recording and reporting these activities, should they occur.” (<http://nevadasitestewards.org>). The Friends of Silver Saddle Ranch is a local, non-profit already dedicated to preservation of the ranch and ideally could align with the site steward program to provide monitoring oversight.

### **RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding Cultural Resources:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.

#### **5.3.6 Disc Golf**

Disc golf, or Frisbee golf, is a sport played with a plastic Frisbee and tossed by individuals from a tee area, around a course and aimed at a target or “hole.” The most common target is called a Pole Hole, an elevated metal basket. Similar to traditional golf, the objective is to complete each hole with the fewest throws.

The first recorded concept of disc golf dates back to the 1920s; however, the sport didn’t quite develop until the 1970s. Coincidentally, the first contests were organized about the same time on each coast. Marketing and promotion of the sport led to increased interest, and the Professional Disc Golf Association (PDGA) was formed around 1976 to guide the rules of play. The PDGA reports a continuing increase in the number of disc golf courses and events around the world. Over the last decade, the number of courses has more than doubled and the number of PDGA sanctioned events has tripled. In the United States, the number of courses increased from 3,180 in 2012 to 3,429 in 2013.



**Photo 40a and b. Disc golf examples from the Truckee River Regional Park.**  
**Left: A Pole Hole disc golf basket. Right: Tee area**

In the Northern Nevada area, the Reno Disc Golf Association (RDGA) represents the local disc golf community. The RDGA organizes events and tournaments, provides information for its members, and conducts advocacy and fundraising for existing and new courses.

Within the regional vicinity of Carson City, there are at least 11 disc golf courses (Dayton, Reno, Truckee, Lake Tahoe, Indian Hills and Markleeville). At least one more course has been approved for planning and development (Sun Valley Regional Park in Washoe County). Until recently, Carson City had not received many requests for the development of a disc golf course. Disc golf was identified in the Charrette as a potential recreation use in the Management Area as well as its potential to bring tournaments, people and money. The Morgan Mill / Deer Run area was identified as a potential location (then privately-owned, today considered the Morgan Mill Preserve Open Space).

In 2012, the Parks and Recreation Commission began in-depth discussions with disc golf advocates. Several locations around town were reviewed and possible partnerships were discussed (such as Western Nevada College). Locations were evaluated for desirable site conditions including public access, parking, size, topography, natural obstacles, and potential for tournaments. To date, a 100+ acre area near the Pony Express Airpark on Flint Drive has been identified as the most desirable location.

During the evaluation process, various land-use areas and restrictions were identified such as:

- ✓ Conservation Easement properties: Disc golf is expressly prohibited per the terms of the easement.
- ✓ Open Space properties: At the present time, disc golf on open space properties is uncertain. Generally, lands acquired with open space funds shall be preserved and

managed in a near natural condition (CCMC 13.06.100). It is anticipated that natural resources would be negatively impacted from day-to-day and tournament use, and the semi-permanent nature of improvements and facilities may exceed expectations of passive recreation. Grant-funding agreements and respective agencies that facilitated the purchase of open space may need to be consulted. With that said, disc golf may be acceptable in already disturbed areas. A property-by-property review and analysis should be considered in the decision-making process.

- ✓ Parks properties: No specific restrictions are known or anticipated. These properties may be suitable for a disc golf course.

### **RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding Disc Golf:

- ✓ Continue communication and coordination with disc golf advocates regarding a suitable site in Carson City.

### **5.3.7 Dogs**

Dogs, leash laws, and related restrictions are one of the most controversial subjects in the management of parks and open space across the nation. Dog owners enjoy sharing the fresh air and freedom of the great outdoors with their pets. Meanwhile, land managers face challenges with balancing the different uses and users, the environment, livestock and wildlife interactions, and other conflicts.

Within the Management Area, most areas are open to the public and dogs are allowed off-leash. The few exceptions include:

- ✓ Conservation Easement properties: The Silver Saddle Ranch pastures are reserved for agricultural uses and are closed to the public. A  $\frac{3}{4}$ -mile long riparian corridor along the river and mitigation wetlands are reserved for wildlife protection and are closed to the public.
- ✓ Open Space properties: The unnamed ranch lands on the north side of Carson River Road (Andersen and Jarrard Ranch acquisitions) are reserved for agricultural uses and are closed to the public.
- ✓ Park properties: Riverview Park has signs posted near the wetlands to inform visitors of the waterfowl habitat and prohibit dogs from entering the water.



No additional areas or restrictions have been identified at the present time. However, the protection of wildlife and their habitat was emphasized in the Conservation Easement and Open Space Plan. The Open Space Plan further identified the acceptance of possible regulations and restrictions if necessary for environmental reasons, including the requirement to keep dogs

on leash. Leash laws or restrictions help in preventing the harassment of birds, ducks, deer, and other wildlife.

Staff has received a few specific requests for dog-related activities. One activity is associated with tracking. Some dog owners simply enjoy watching their dogs, but others learn and practice according to American Kennel Club guidelines. The agricultural pastures are a desirable location due to the various scents. Another request is associated with training dogs to flush and retrieve birds, and the desirable location is wetland areas. While it is anticipated that each request will be individually considered, the Open Space Advisory Committee and Board of Supervisors may determine acceptable and compatible uses.



Throughout Carson City, dog waste is a significant issue. Every dog owner should take responsibility to clean-up after their pet and properly dispose of the trash. If dog waste is left behind, it is unsightly and foul to other residents and recreational users. Dog waste can contain harmful organisms like E. coli, Giardia, Salmonella, roundworms, hookworms, and Cryptosporidium. These can be passed on to humans, pets, wildlife, and livestock and may cause health problems. In contrast to wildlife feces, dog waste doesn't biodegrade quickly.

### ***RECOMMENDED ACTION(S)***\_\_\_\_\_

The following actions are recommended regarding dogs:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ Identify areas where leash laws or restrictions may be necessary.
- ✓ Install educational signage informing visitors regarding the importance of picking up dog waste.
- ✓ Install mutt-mitt stations and trash cans at trailhead locations.



### 5.3.8 Ecotourism

The International Ecotourism Society defines ecotourism as, “responsible travel to natural areas that conserves the environment and improves the well-being of local people.” The Society further states the following Principles of Ecotourism:

Ecotourism is about uniting conservation, communities, and sustainable travel. This means that those who implement and participate in ecotourism activities should follow the following ecotourism principles:

- ✓ Minimize impact.
- ✓ Build environmental and cultural awareness and respect.
- ✓ Provide positive experiences for both visitors and hosts.
- ✓ Provide direct financial benefits for conservation.
- ✓ Provide financial benefits and empowerment for local people.
- ✓ Raise sensitivity to host countries' political, environmental, and social climate.

Most, if not all, of the properties in this Management Plan have the potential for contributing to ecotourism in Carson City. Comstock-era mining, remnants of historic mills and other sites provide an insight into the early days of the gold- and silver-rush frenzy. The agricultural lands and various structures provide a visual opportunity to experience ranch living. The natural environment with its protected floodplain, native plant communities and wildlife observations provide additional education opportunities to build environmental awareness and respect. Interpretive programs, discussed in a later section, are an essential component in developing and implementing ecotourism activities.

### **RECOMMENDED ACTION(S)** \_\_\_\_\_

The following actions are recommended regarding ecotourism:

- ✓ Consider the principles of ecotourism in management of the plan lands.

### 5.3.9 Floodplain and River Environment

The Carson River and floodplain are central components of the Management Area. The floodplain and river environments are of particular interest because of the water, recreation, habitat and flood conveyance values provided.

The Carson River Watershed Regional Floodplain Management Plan (Carson Water Subconservancy District, 2008) emphasizes the importance of functional river floodplain lands. This is referred to as a “Living River.” The Living River vision has been embraced by Carson City and is defined by:

- ✓ Connects river with its floodplain

- ✓ Minimizes disruption and alteration of river and riparian habitat
- ✓ Conveys variable flows and restores habitat in floodplain
- ✓ Balances sediment input with sediment transport
- ✓ Keeps structures out of unstable, unsafe areas near valley bottom channels

A Living River provides multiple benefits including:

- ✓ Provides fish and wildlife habitat
- ✓ Enhances water quality and supply
- ✓ Maintains aesthetic and recreational qualities
- ✓ Generally enhances the human environment
- ✓ Low risk to humans and structures because of building and development restrictions, rather than structural protections which may fail during large storm events

Pasture and ranch land uses are considered to be consistent with a Living River approach when the type of agricultural development does not require levies or other structural controls for flood flows. Providing ways to protect and sustain these agricultural lands is a high priority.

### ***Carson City Municipal Code***

CCMC 12.09.080 identifies the importance of protecting floodways. Water, Sewage and Drainage – Flood Damage Prevention – Provisions for flood hazard reduction:

6. Floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:
  - a. If a floodway has not been designated within the special flood hazard areas established in Basis for Establishing Areas of Special Flood Hazard, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1—30 and AE, unless it has been demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 0.99 foot at any point within the community.
  - b. In designated floodways located within the special flood hazard areas established in Basis for Establishing Areas of Special Flood Hazard encroachment shall be prohibited, including fill, new construction, substantial improvements, storage of equipment or supplies, and any other development within the adopted regulatory floodway; unless it has been demonstrated through

hydrologic and hydraulic analyses, performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge, and the Federal Emergency Management Agency has issued a Conditional Letter of Map Revision (CLOMR).

c. If the above “a and b” in Floodways have been satisfied; all proposed new development and substantial improvements will comply with all other applicable flood hazard reduction provisions of Provisions for Flood Hazard Reduction.

d. No manufactured homes shall be placed in a floodway except in existing manufactured home parks or existing manufactured home subdivisions.

**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding floodplain:

- ✓ Continue to embrace the Living River vision for the Carson River corridor.
- ✓ In order to preserve and protect cottonwood galleries, continue wrapping and maintaining chicken wire around tree trunks and manage beaver populations.
- ✓ Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor.
- ✓ Support the efforts of BLM, The Nature Conservancy, and other organizations in their ongoing acquisition and protection of critical floodplain lands along the river corridor.
- ✓ Work with natural resource agencies to improve bank stabilization and riparian vegetation in the river corridor.

### **5.3.10 Fuels Management**

Fuels management is an essential component of the land management. In addition to the costly expense of suppression and wildland rehabilitation, wildfires result in habitat loss, soil erosion, weed invasion and structure damage. Wildfires are ignited from either natural or man-made sources and may spread from the natural environment to the residential area or vice-versa.

Carson City has a Community Wildfire Protection Plan (CWPP) which includes a risk / hazard assessment and recommended fuels treatments for various neighborhoods (RCI, 2009). In the Management Area, three neighborhoods were identified for fuels reduction and defensible space projects: Edmonds-Prison Hill, Mexican Dam, and Pinion Hills. In addition to these neighborhoods, fuels reduction projects have been implemented in Riverview Park and along the Mexican Ditch Trail.

Vegetation may be cut, mowed, chipped, removed, burned or otherwise treated to reduce fuels and the potential for wildland fire in accordance with the conservation purpose and values. A low density plant composition of perennial grass and native shrubs is preferable to flammable cheatgrass.

The Carson City Fire Department is responsible for fire suppression on the lands owned by Carson City and has agreements to provide assistance on adjacent public lands. The policy for all properties in this plan is full suppression, therefore all fires will be extinguished as soon as possible and not allowed to burn.



**Mastication fuels treatment along the Mexican Ditch Trail**

### **RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding fuels management:

- ✓ Maintain fuels reduction projects to provide for defensible space.
- ✓ Review, maintain and/or develop access for emergency vehicles.
- ✓ Continue collaboration with the Fire Department to identify the appropriate treatments and develop site specific plans.
- ✓ Monitor fuels reduction projects to evaluate the reestablishment of desirable grasses and shrubs.
- ✓ When fires occur, the burned areas should be seeded in the first fall or winter after the fire to avoid weed invasion and soil erosion. The seed mix should contain native and adapted plant species suitable for the site..

### **5.3.11 Interpretive Programs**

Interpretive programs share the natural, cultural and environmental information in a fun and educational way. Interpretive programs increase the enjoyment of an area by providing a better understanding of the resources. Interpretive programs include:

- ✓ Kiosks designed to blend in with the surrounding environment.
- ✓ Environmental education components based on an understanding of teaching curriculum requirements.
- ✓ Outdoor teacher and student workshops including field studies and overnight programs.

The Carson River watershed has several excellent existing interpretive programs to draw from:

- ✓ Interpretive hikes led by staff or volunteers.
- ✓ Carson Water Subconservancy District, Carson River Coalition, Education Working Group
- ✓ NDEP Annual Snapshot Day for water quality monitoring



- ✓ The trail and interpretive brochure developed for Ambrose CRNA by Carson High School
- ✓ River Wranglers

**RECOMMENDED ACTION(S)** \_\_\_\_\_

The following actions are recommended regarding interpretive programs:

- ✓ Develop an Interpretive Program to introduce visitors to the natural environment and the historic resources.
- ✓ Use existing successful programs and materials for environmental education.

**5.3.12 Off-Highway Vehicle Use**

Throughout the Management Plan, OHV use refers to vehicular recreation in contrast to vehicular access and travel along established dirt roads to a destination. NRS 490.060 defines “off-highway vehicle” as a motor vehicle that is designed primarily for off-highway and all-terrain use. The term includes, but is not limited to: (a) an all-terrain vehicle; (b) an all-terrain motorcycle; (c) a dune buggy; (d) a snowmobile; and (e) any motor vehicle used on public lands for the purpose of recreation.

OHV use is a rapidly growing recreation activity. In recent years, there has been increased public outreach regarding safe and responsible travel. One example is the Nevada OHV Public Information Project ([www.nevada-ohv.org](http://www.nevada-ohv.org)) which has released billboard and radio advertisements. As of July 2012, a new law under NRS 490 requires registration of OHVs. A portion of the registration fees remains with the Department of Motor Vehicles, and the balance goes to the Fund for Off-Highway Vehicles. The Commission on Off-Highway Vehicles is responsible for allocating these funds for various projects related to OHVs.

Throughout the Management Area, there has been a history of irresponsible use and trespass by OHVs due to the lack of land management and enforcement. The Carson River Master Plan recommended restricted or limited OHV use along the river corridor due to visual degradation of the hillsides, soil erosion, damage to vegetation and wildlife habitat, vehicle pollutants, dust and air pollution, and noise.

Generally, OHV use is only allowed in designated areas and on established roads. The various land-use areas and restrictions are identified below:

- ✓ Conservation Easement properties: The only areas open to OHV recreation are the south end of Prison Hill and the staging area and trails located east of Sierra Vista Lane.
- ✓ Open Space properties: Planning and guidance documents have continuously identified passive recreation and non-motorized use on open space properties.
- ✓ Parks properties: CCMC 13.02.100 Vehicles: No person shall operate or park any vehicle, as defined in the Nevada Revised Statutes, within a park except in areas designated for such use.

**RECOMMENDED ACTION(S)** \_\_\_\_\_

The following actions are recommended regarding OHV use:

- ✓ Close trails to OHV use during high and extreme fire danger.
- ✓ Use fencing, signs, public outreach and education, and other improvements to assist in managing motorized uses.
- ✓ Install and maintain consistent OHV boundary signs.
- ✓ Install and maintain barriers to exclude vehicle access into non-motorized use areas, the riparian corridor, floodplain and other sensitive areas.
- ✓ Rehabilitate damaged 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.
- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.

**5.3.13 Public Safety**

The Parks, Recreation and Open Space Department currently employs one Park Ranger who patrols all of the properties within the Management Area as well as other areas throughout Carson City. The Park Ranger provides the first contact and source of information regarding rules and regulations. The Park Ranger is non-commissioned (does not carry a firearm) and has the authority to issue citations for misdemeanors and code violations, if necessary. The Park Ranger has direct contact with the Sheriff's Office, who is the primary department responsible for law enforcement in Carson City. The Sheriff's Office also has an agreement with the BLM for responses on properties adjacent to the Management Area.

**RECOMMENDED ACTION(S)** \_\_\_\_\_

The following actions are recommended regarding public safety:

- ✓ Continue coordination with the Sheriff's Office for law enforcement assistance.
- ✓ Continue coordination with the Fire Department for public safety on the Aquatic Trail.
- ✓ Develop protocols for staff and volunteers for patrolling the properties and enforcement.

**5.3.14 Shooting**

Throughout Carson City, there are facilities to accommodate different shooting interests. The Capitol City Gun Club provides a skeet and trap range, the John D Winters Centennial Park Complex offers an archery range, and a rifle and pistol range is located near the sanitary landfill. The Carson City Parks Division manages the latter two locations and conducts regular trash

clean-up, fuels management, and weed control. Although designated areas are available, illegal target shooting remains a common activity in the Management Area.

There are several concerns associated with illegal and indiscriminate target shooting. In addition to the concerns of public safety, there is litter from shell casings, garbage and hazardous waste from targets (i.e. appliances, furniture, propane bottles, and vehicles), and the possible risk of wildfire from sparks and ricochets.

In general, shooting is the act or process of firing firearms or other projectile weapons such as bows or crossbows. Neither slingshots nor paintball guns are considered a firearm; however, both require a shooting action and have the potential to harm people and animals.

The regulations in the Carson City Municipal Code are applicable throughout Carson City. After the land transfer is complete, the same regulations will apply to the Ambrose Carson River Natural Area, Prison Hill Recreation Area, and Silver Saddle Ranch.

CCMC 8.12.010 Public Peace, Safety and Morals – Firearms – Discharge of firearms unlawful:

- 1 It is unlawful for any person to fire off or discharge:
  - a) Any gun, rifle, pistol or other firearm, with the exception of shotguns, air rifles and B-B guns, within five thousand feet (5,000&prime) of any dwelling, building or other place of public resort within Carson City;
  - b) Any shotgun, air rifle or B-B gun within one thousand feet (1,000&prime) of any dwelling, building or any other place of public resort within Carson City;
  - c) Any gun, pistol, rifle, shotgun, air rifle, B-B gun or other firearm in, on or across any public road or highway;
  - d) Any gun, rifle, pistol, shotgun, air rifle or other firearm, without exception, within five thousand feet (5,000& prime) of the Carson River in the area between Deer Run Road Bridge and the McTarnahan Bridge site;
  - e) Any gun, rifle, pistol or other firearm, with the exception of shotguns, air rifles and B-B guns, within five thousand feet (5,000&prime) of the Carson River in the area between the McTarnahan Bridge site and the Douglas County line; provided, however, that the other limitations of subsections (a) and (b) shall apply to discharge of firearms within this area.
- 2 It is unlawful for any person to discharge slugs from a shotgun within five thousand feet (5,000&prime) of any dwelling, building or other place of public resort within Carson City.
- 3 This section does not apply to peace officers or to persons shooting in any regularly established and lawfully authorized and licensed rifle range, gun club or shooting gallery or to any person lawfully discharging a firearm in protection of life or property.

Recent public comments have expressed concern and confusion with the regulations as they relate to the different firearm use, distances, and locations. Regarding the term “place of public resort,” Carson City Deputy District Attorney Randy Munn provided the following comment to staff (Email communication, 2014):

Clearly, 8.12.010 does not make discharge of a gun in all locations of “Open Space” unlawful....Based upon the following law, it cannot be said that all “Open Space” is a “place of public resort.” Based upon the context of its usage in both the City’s ordinance and the NRS criminal code, a “place of public resort” would likely be construed by a Court to be a physically improved place (or space) designed or designated as a place where the public congregates relatively close together for various purposes. For example, a picnic area with tables in a congregated area. Discharging a firearm in an area where the public congregates is inherently dangerous. Clearly, there may be physically improved areas of “Open Space,” where it is designed to promote the relatively close congregation of the public in one or more areas...these areas would likely be construed as a “place of public resort.”

Hunting is a related subject and regulated by the Nevada Department of Wildlife (NDOW). According to NDOW, all areas are open to hunting unless posted as closed. The Conservation Easement expressly prohibits hunting at the Ambrose Carson River Natural Area, Prison Hill Recreation Area, and Silver Saddle Ranch.

Hunting opportunities on other lands are generally restricted per the CCMC regulations related to firearm use. As previously stated, it is unclear whether the regulations are applicable to public lands located east of the Deer Run Road Bridge. There has been a request to consider waterfowl hunting on the Carson River Canyon Open Space, which is the only possible location for waterfowl hunting in Carson City. The season of use is October through January and the firearm use could be limited to shotguns, with a short shooting range up to 100 yards.

Hunting and related regulations on Open Space properties should be reviewed in a larger context, including those properties located on the west side of town. In the Carson Range, open space properties are surrounded by state and federal lands on which hunting is allowed.



**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding shooting:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ If hunting is allowed, post notices to inform all users. The notices should include restrictions and seasons of use.

**5.3.15 Signage**

Signage is an important component of this Management Plan in order to improve and maintain public awareness, education, and regulations. Examples of sign classifications / types / functions are provided in the following list:

- ✓ Identification – These signs help to orient the visitor and identify important areas and facilities such as major and minor entrances and boundaries.
- ✓ Accessibility – These signs identify particular areas, facilities or programs that are universally accessible.
- ✓ Bulletin Boards / Kiosks
  - > Bulletin Boards – Bulletin boards typically have just one or two useable sides and are large enough to post rules, regulations, and other information pertinent to a particular site.
  - > Kiosks – Kiosk are often associated with entrances, trailheads, or visitor centers. They can display site specific information including interpretive panels and programs.
- ✓ Informational Signs
  - > Dedication / Memorial
  - > Interpretive / Wayside
  - > Safety information – such as “Know Before You Go”



**Kiosk**



**Carsonite Marker**

- ✓ **Directional Signs**
  - > External (off-site)
  - > Internal (on-site)
- ✓ **Regulatory / Warning / Security Signs**
  - > Rules and regulations – associated with facilities and operations to enhance public recreation activities, safety and resource protection (i.e. dumping, shooting and overnight camping).
  - > Traffic
  - > Warnings / Hazards / Security
  - > Government Regulated
    - Human Resources Required Postings
    - Material Safety Data Sheet (MSDS)
    - Partnership Requirements
- ✓ **Miscellaneous**
  - Temporary Signs
  - Land- and Water-Based Recreation Signs/ Trail Blazes/ Markings
  - Off-Highway Vehicles
  - Grant Fund Acknowledgment
    - Temporary Signing
    - Permanent Signing

### ***RECOMMENDED ACTION(S)***\_\_\_\_\_

The following actions are recommended regarding signage:

- ✓ Develop sign standards. The standards should include size, color, font, city and/or department logo, etc. Nevada State Parks has a sign manual that could be used as a template.
- ✓ Consider developing a sign plan prior to installing signs. The plan would include objectives, sign locations, content, layout, cost estimate and a maintenance plan.

### **5.3.16 Trails**

The UPMP is Carson City’s guide for trails, pathways and on-street bicycle facilities throughout the Management Area. The UPMP and the Carson River Master Plan specify that the trail and pathway actions should:

- ✓ Incorporate pathways in the planning and development of parks and other recreational / open space areas, utility corridors, and other linear corridors.
- ✓ Complete the “missing links” to ensure a continuous network of pathways that are free of gaps and barriers.

- ✓ Educate pathway users with respect to etiquette and safety. Where pathways are located on, adjacent to, or intersect with roadways, educate both pathway users and motorists regarding compliance with traffic laws.

### ***Trail Guidelines***

The following trail guidelines are from the UPMP, the Charrette and the Carson River Master Plan:

- ✓ Off-street trails shall be designed for multiple uses unless constrained by available land (steepness, right-of-way, and width), incompatible adjacent land uses, the comfort and safety of users, or environmental considerations.
- ✓ OHV use should only be allowed on designated areas, routes or trails.
- ✓ Horses are allowed on all streets in Carson City. In areas with high concentrations of horse ownership, equestrian routes may be signed to alert drivers and cyclists.
- ✓ In order to minimize impact to private properties, off-street trails should generally be aligned along property lines or in locations compatible with existing or proposed land uses, so long as the intent of the pathways system is accomplished.
- ✓ Carson City may periodically close trails for wildlife protection, rehabilitation, or other environmental issues.
- ✓ For the protection of wildlife, it is recommended that a 150-foot buffer zone be established along the river. This buffer zone would be measured from the ordinary and permanent high water mark. There may be conditions such as topography, vegetation density, cultural sites, private land holdings, wetlands, and so forth that would not allow the full 150-foot buffer from the river.
- ✓ To enhance the trail experience for visitors, bicycle trails should be designed in short loops of 5-10 miles for use by children and families and greater than ten miles for those wanting a longer distance and/or more challenging opportunity. Hiking trails should be designed in short loops of 2-3 miles for children and families and 3-10 miles for those wanting a greater distance and/or more challenging opportunity.
- ✓ Trails adjacent to private property should have natural visual barriers.
- ✓ Construct new pathways for sustainability, according to industry standards, and when possible, for accessibility. Resources include: The American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities for bicycle transportation facilities; Trail Solutions: International Mountain Bicycling Association's (IMBA) Guide to Building Sweet Singletrack for trails open to mountain bike use; and the USFS's Accessibility Guidebook for Outdoor Recreation and Trails. Many other resources are also available.
- ✓ The Parks, Recreation and Open Space Department will plow the snow off paved paths as resources allow.

### ***Trail Signs***

Signs add to the enjoyment, convenience, and safety of pathway users. Pathway signs perform some or all of the following functions:

- ✓ Direction: On-street signs to direct people to trail access areas. The design of these signs should be coordinated with the Carson City Public Works Department, Streets Division. On-street signs should conform to the Manual of Uniform Traffic Control Devices and therefore may differ in size and style from trail signs.
- ✓ Guideposts: Small trail markers used to mark points of interest and distance. Guideposts should also be used to provide location information for emergency response.
- ✓ Information: These signs may include a map with a “You Are Here” orientation and provide information about the trail, connections to other trails and parks, trail etiquette and rules, and seasonal closures. They may also acknowledge groups and individuals that contributed to the funding, maintenance, or construction of the trail.
- ✓ Interpretive: Interpretive signs are located at a relevant place to provide interpretation of the area, such as natural or historical elements.
- ✓ Regulatory: Rules and regulations should be located at all trailheads. The regulations should include trash pickup, animal waste pick-up, warnings about potential safety hazards, and permitted and/or prohibited uses in the area. On paved trails, small, trail-sized versions of traffic signs (stop, yield, curves, slow, dismount, etc.) may be used to alert pathway users to unexpected conditions.

### ***Trailhead and Trail Access Areas***

The term “trailhead” is a combination of the definitions and elements described in the UPMP, Charrette and the Carson River Master Plan. A Trail Access Area usually has none or very few amenities. As funding allows, trailheads should include the following components:

- ✓ Benches
- ✓ Bicycle racks
- ✓ Dog waste disposal stations, where dogs are allowed, and strategically placed along the trails, where feasible.
- ✓ Parking, paved or unpaved, designed to restrict OHV use outside of the parking area
- ✓ Picnic tables
- ✓ Restrooms, either permanent or temporary
- ✓ Signage
- ✓ Trash cans. At remote locations, signage should inform visitors to “Pack It In, Pack It Out.”
- ✓ Equestrian facilities:



- > Adequate, unpaved pull-through parking for horse trailers
- > Hitching posts and/or rails at trailheads, destinations, and rest areas along the trails
- > Mounting blocks
- > Water troughs or other facilities for clean drinking water, where practical

**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended for trails:

- ✓ Develop a detailed report and trail guide for all designated trails, trailheads and access areas. The detailed report and trail guide would be developed in collaboration with local organizations and stakeholders and would provide comprehensive information for residents and visitors.
- ✓ Develop a prioritization schedule and implement the recommended components for motorized and non-motorized areas discussed in this Management Plan including:
  - > Fencing, signs, public outreach and education and further improvements to assist in managing motorized and non-motorized uses.
  - > Increase public awareness to limit or restrict access during flood danger, during high or extreme fire danger, during maintenance or construction activities, or for wildlife protection such as during nesting season
  - > Designate all trail uses or restrictions on equestrians, pets, bicycles, OHVs, etc.
  - > Develop a map and/or trail guide with designated trails and trailheads
  - > Restrict motorized use in sensitive areas such as the riparian corridor.
  - > Detail the content for annual trail inspections by Open Space staff and/or volunteers
  - > Provide loop trails with various distances
  - > Along the river corridor, restrict trails to single-track for hikers and equestrians. This would permit access to the river while minimizing impacts to the habitat.
- ✓ Evaluate and manage existing trails, trailheads and access areas.
  - > Evaluate and manage single-track trails to minimize conflicts between user groups (motorized uses, equestrian, mountain bike, and pedestrian).
  - > Evaluate existing trails according the UPMP guidelines, various trail standards (AASHTO, IMBA, USFS), and accessibility requirements. Trails not meeting the standards should be improved, modified, realigned, or decommissioned and rehabilitated. Each trail should be reviewed for the best use for that specific site.
  - > Close and rehabilitate non-designated access areas and redundant trails.
  - > Review all trailheads for placement of the above amenities.
  - > Coordinate with Public Works to develop a schedule and budget for road maintenance or upgrades where appropriate.

### **5.3.17 Water Resources**

Water is an essential element throughout the Management Area. Not only is water necessary to maintain the agricultural pastures, wetlands, and wildlife habitat, but it is desirable for landscaping, potable drinking water, and other uses. A variety of water-based recreational opportunities are provided by the Carson River.

The Silver Saddle Ranch agricultural pastures and mitigation wetlands, the unnamed Open Space Property (Andersen Ranch and Jarrard Ranch acquisitions), and Riverview Park receive water from the Mexican Ditch. The surface water rights associated with these properties fall under various agreements.

For Silver Saddle Ranch, the previous private landowners made a place of use and manner of use change of the all the Silver Saddle Ranch Alpine Decree Water surface rights under Permit 62775. Carson City Utility Division later purchased these water rights for municipal and industrial uses within Carson City. The 80-acre agricultural lands are irrigated under a surface water permit that transferred a portion of the water held under the municipal use Permit 62775 to an agricultural use (personal communications with Bruce Scott, Resource Concepts Incorporated and water rights consultant to the Carson City Utility Division) (Baseline Condition Report).

Water rights were not purchased with the Andersen Ranch and Jarrard Ranch acquisitions. The value of the water rights was substantially more than the purchase price of the land. 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 water rights for these properties are administered by the State Engineer under the Alpine Decree. During summer months when there is an inadequate amount of water to supply all water rights, the river goes on regulation and the Federal Water Master enforces delivery based on priority. The more senior priority receives water before a more junior priority within the same river segment.

Since these properties receive water from the Mexican Ditch, the water right owners are also considered stakeholders with the Mexican Dam and Ditch Company. The Mexican Dam and Ditch Company is responsible for maintenance of the dam, ditch, and easements along both sides of the ditch. Based on discussions with Michael Andersen, President of the Mexican Dam and Ditch Company and current contractor at Silver Saddle Ranch, the Mexican Dam has become more functional and stable due to improvements throughout recent years after flooding events, particularly after the flood of 1997.

The lack of water and water rights will present a challenge to keep the fields “green” as expressed by the Open Space Advisory Committee and the Board of Supervisors. Alfalfa and pasture grass certainly will not grow in the Great Basin environment without irrigation.

Unirrigated agricultural land is extremely difficult to reclaim and avoid weed infestations. For instance other land management agencies have spent a significant amount of money to reclaim unirrigated agricultural land, such as Dorostkar Park in Reno and the Rosaschi Ranch near Bridgeport, without much success.

Reclaimed water has been considered as a water source. 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. Currently, Carson City does not have a surplus of reclaimed water and there is no infrastructure to bring reclaimed water to the irrigated fields.

### **RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding water resources:

- ✓ Assess the feasibility of using existing water sources such as transferring non-potable water from the seeps in the Carson River Canyon and the conversion of Well #47, located off of Buzzy's Ranch Road and which has elevated fluoride concentrations for agricultural use.
- ✓ Continue coordination with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures, wetlands, and other potential uses.
- ✓ In collaboration with the Mexican Dam and Ditch Association, investigate the opportunity to maintain and enhance the Mexican Dam for stability, safety, and recreational uses.
- ✓ Purchase and/or lease Carson River water rights for agricultural uses.

### **5.3.18 Weed Control**

Invasive and noxious weeds are a concern throughout the Management Area. Weeds contribute to natural resource degradation by displacing native vegetation, increasing the potential for wildland fires, and decreasing wildlife habitat and water quality. Weeds also affect human health and safety, impact recreation opportunities, and decrease land values by invasion of productive agricultural lands.



**Yellow Star Thistle**

There are two types of weeds of concern in the Management Area: 1) noxious weeds and 2) invasive weeds. Management for noxious weeds is required by state and federal law while control of invasive weeds is not.

The term “noxious weed” is a legal and regulatory designation. The NRS 555.005 says noxious weeds are: “... any species of plant which is, or is likely to be, detrimental or destructive and difficult to control or eradicate.” There are currently 47 species on the Nevada Noxious Weed List, which is in Nevada Administrative Code (NAC) 555.010. In the Management Area, the known noxious weeds include Canada thistle, hoary cress, perennial pepperweed, poison hemlock, tamarisk, and yellow starthistle. Landowners are required by NRS 555 to remove noxious weeds on their property. NRS 555.150 states, “every person owning, controlling or occupying lands in this State, and every county, incorporated city or district having the supervision and control over streets, alleys, lanes, rights-of-way, or other lands, shall cut, destroy or eradicate all weeds declared and designated as noxious.”

Invasive weeds are not identified in the NAC. Although invasive weeds may cause similar impacts as noxious weeds, landowners are not required to eradicate them on their property. However, CCMC 8.08.060 (Public Peace, Safety and Moral – Nuisances – Property and premises maintenance) requires landowners to maintain their property, including weed removal. The Municipal Code defines weeds as “a useless and troublesome plant of negligible or no value and usually of uncontrolled growth”. In the Management Area, invasive weeds include bull thistle, Russian Olive, and Russian Thistle. These species are aggressive and are listed as noxious weeds by several other states.

It is more cost effective to prevent new invasions and eradicate small patches than to spend money trying to control or eradicate large existing patches. Therefore, it is necessary to understand how weeds spread in order to prevent new invasions. Wind, water, wild animals, birds, livestock, vehicles, people, and pets can all contribute to the spread of noxious weeds. Seeds can stick in animal fur, hide and hooves; in tire treads and other crevices of vehicles and bicycles; and in personal clothing and shoes. Roads and trails are convenient and significant vectors of seed dispersal and transport.

The principles and practice of “Integrated Pest Management” involves the use of comprehensive information including the understanding of individual plant species and a combination of control methods. For example, hand-removal may eradicate some plants (i.e. yellow starthistle) but may exacerbate others (i.e. perennial pepperweed). The cutting and removal of seed heads only controls one method of plant reproduction. Some plants contain extensive root systems and reproduce through the roots and/or from roots fragments. In these instances, chemical application may be the only effective method of weed control and eradication. Additionally, weeds are most susceptible to chemical applications at different times of their growth cycle and at different times of the year. The Nevada Noxious Weed Field Guide, published by the University of Nevada Cooperative Extensive, provides excellent information on weed identification and the various control methods.

An additional source of information is the Carson City Weed Coalition, which consists of private landowners, public land managers, federal, state, county, and local agencies, and other individuals with an interest in noxious and other invasive weed management. The Coalition



provides weed control assistance through planning, coordination, funding, and labor. The Coalition also maintains a database and GPS coordinates of known weed infestations around the city.

**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding weed control:

- ✓ Continue coordination and participation with the Carson City Weed Coalition including the identification of priority species and the annual work program.
- ✓ Continue with monitoring and providing updates to the noxious weed database through the Carson City Weed Coalition and/or the Nevada Department of Agriculture.
- ✓ Continue implementing weed control treatments, including chemical applications.
- ✓ Eradicate new infestation of invasive weeds and noxious weeds, following the principals of “Early Detection, Rapid Response”

### 5.3.19 Wetlands

Wetlands provide a number of benefits, from flood control and water quality protection to ecosystem diversity and wildlife habitat. The natural streams, wetlands and open lands, with their water and related plant and animal life complement the scenic vistas and provide reminders of the area’s early history.

Various levels of regulation and/or recognition are associated with the wetlands located throughout the Management Area. Within the conservation easement properties, the wetlands located on the north side of Carson River Road are a Nevada Department of Transportation mitigation project. The wetlands are maintained by Carson City with water from the Mexican Ditch. Wetlands exist within the pastures at Silver Saddle Ranch and the unnamed Open Space property (Andersen and Jarrard Ranch acquisitions) to the north and are primarily related to flood irrigation and run-off.

The wetlands located at the southwest corner of Riverview Park are also associated with a mitigation project and subject to a deed restriction. In 1995, the Carson City Board of Supervisors approved a letter of intent with Stanton Park Development for the use of a portion of Riverview Park for wetlands mitigation. The mitigation was one condition of the permit from the Army Corps of Engineers (No. 199400227) to Stanton Park Development for development of a portion of the Empire Ranch golf course. (Carson City Board of Supervisors, April 20, 1995)

A Statewide Wetlands Investigation Project was completed in 2002. The project included a review of databases and field verifications of select sites. Several areas exhibited wetland characteristics, and the associated maps delineated wetlands at Silver Saddle Ranch, the unnamed Open Space property (Andersen and Jarrard Ranch acquisitions), and Riverview Park. Generally, after a delineated wetland has been identified, the information is forwarded to the Army Corps of Engineers for verification. If accepted, the wetlands are then considered a

Jurisdictional Wetland. Corps verified wetland delineations are valid for only five years from receipt of verification letter.

**RECOMMENDED ACTION(S)** \_\_\_\_\_

The following actions are recommended regarding wetlands:

- ✓ Protect and enhance wetlands as appropriate or required.

### 5.3.20 Wild Horses

In early 2013, the BLM conducted a round-up and removal of the small band of wild horses residing in and around the Ambrose CRNA. This band had separated from the much larger herd located within BLM's Pine Nut Mountains Herd Management Area (HMA).

According to the BLM Issue Statement:

*A small band of horses was identified as entering residential and city park areas outside the herd management area. These horses have caused intermittent problems along the urban edge by harassing domestic horses, visitors in nearby parks, equestrians and home owners and present a hazard for vehicle drivers by crossing paved roads. The Wild Horse and Burro Act does not provide authority for management of horses outside the HMA or off of public lands.*

The Wild and Free-Roaming Horses and Burros Act of 1971 (WFRHBA) is a federal law providing guidance towards the management of wild horses and burros. Under the Act, federal agencies are the only entities empowered to manage the herds. The federal law, as well as Nevada Revised Statute 244.387, recognizes that horses may stray from public (federal) lands, but it is the responsibility of the landowners to inform the agencies and request removal, if desired.

In 2010, the BLM completed an Environmental Assessment (EA) and Decision Record for the Pine Nut Mountains Herd Management Horse Gather Plan in Carson, Douglas and Lyon Counties, Nevada. The EA identified appropriate management levels developed by an in-depth analysis of habitat suitability, resource monitoring, and population inventory data. The Proposed Action Alternative included gathering approximately 185 wild horses throughout the HMA, through or treatment with a fertility control vaccine.

Wild horses commonly move from BLM lands through Carson City properties in order to access the Carson River. Some nearby residents have commented that they enjoy the presence of the horses. It should also be noted that people have been seen feeding them. It is against State Law to feed or provide water to wild horses.

If wild horses return to the area, the Parks and Recreation Department does not plan to request removal of the wild horses except in cases of concern for human and horse safety or when damage to the natural resources is so severe that there are no other options. Carson City acknowledges that the BLM has jurisdiction over the management of wild horses, and the Parks

and Recreation Department intends to adhere to the stipulations of the WFRHBA. Essentially, the current policies will continue to remain in effect.

*The Parks, Recreation and Open Space Department does not plan to request removal of the wild horses except in cases of concern for human and horse safety or when damage to the natural resources is so severe that there are no other options. Carson City acknowledges that the BLM has jurisdiction over the management of wild horses, and intends to adhere to the stipulations of the Wild Free-Roaming Horse and Burro Act of 1971. Essentially, the current policies will continue to remain in effect.*

**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding wild horses:

- ✓ If wild horses return to the area, monitor the natural resources for damage.
- ✓ Cooperate with the BLM in public outreach and education regarding wild horses.

## 5.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Management Considerations.

**Table 16. Management Considerations – Action Summary**

Management Issue	Recommended Action Items
Adjacent BLM Land	<ul style="list-style-type: none"> <li>Enter into a Recreation and Public Purpose Agreement with the BLM for Carson City's use and management of the 51 acre and 27 acre parcels.</li> <li>Study additional areas for possible land exchanges or acquisitions that would be beneficial for the management of the area as a whole</li> </ul>
State of Nevada	<ul style="list-style-type: none"> <li>Maintain communications with the Department of Corrections and evaluate opportunities.</li> </ul>
Maintenance and Performance	<ul style="list-style-type: none"> <li>The Open Space Program should institute a system to monitor and track user numbers such as traffic counters. This information should assist in determining levels of service, additional amenities, conservation planning, and updates.</li> <li>Continue private, public and local coordination for river clean-up activities.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Consider accessibility requirements in all new developments.</li> </ul>
Agriculture	<ul style="list-style-type: none"> <li>Appropriate management of the agricultural lands is critical to the preservation of the historic landscape. Consulting with other agricultural agencies such as NRCS will be necessary for good stewardship of the agricultural lands.</li> <li>To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted. If necessary for parking and special events, limited and controlled use should only occur during periods of no irrigation or grazing.</li> <li>Review opportunities to add acreages to the irrigated properties.</li> <li>Identify agricultural practices to enhance carbon sequestration.</li> </ul>
Camping	<ul style="list-style-type: none"> <li>Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.</li> <li>Review opportunities for a designated camping area.</li> </ul>
Carson River Mercury Site	<ul style="list-style-type: none"> <li>Identify areas with high public use and determine whether soil testing should be conducted.</li> </ul>



Management Issue	Recommended Action Items
Cultural Resources	<ul style="list-style-type: none"> <li>• Develop a municipal code specific to open space properties, providing public awareness and enforcement capability</li> </ul>
Disc Golf	<ul style="list-style-type: none"> <li>• Continue communication and coordination with disc golf advocates regarding a suitable site in Carson City.</li> </ul>
Dogs	<ul style="list-style-type: none"> <li>• Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.</li> <li>• Identify areas where leash laws or restrictions may be necessary.</li> <li>• Install education signage informing visitors regarding the importance of picking up dog waste.</li> <li>• Install mutt-mitt stations and trash cans at trailhead locations.</li> </ul>
Ecotourism	<ul style="list-style-type: none"> <li>• Consider the principles of ecotourism in management of the plan lands.</li> </ul>
Floodplain and River Environment	<ul style="list-style-type: none"> <li>• Continue to embrace the Living River vision for the Carson River corridor.</li> <li>• In order to preserve and protect cottonwood galleries, continue wrapping and maintaining chicken wire around tree trunks and manage beaver populations.</li> <li>• Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor.</li> <li>• Support the efforts of BLM, The Nature Conservancy, and other organizations in their ongoing acquisition and protection of critical floodplain lands along the river corridor.</li> <li>• Work with natural resource agencies to improve bank stabilization and riparian vegetation in the river corridor.</li> </ul>
Fuels Management	<ul style="list-style-type: none"> <li>• Maintain fuels reduction projects to provide for defensible space.</li> <li>• Review, maintain and/or develop access for emergency vehicles.</li> <li>• Continue collaboration with the Fire Department to identify the appropriate treatments and develop site specific plans.</li> <li>• Monitor fuels reduction projects to evaluate the reestablishment of desirable grasses and shrubs.</li> <li>• When fires occur, the burned areas should be seeded in the first fall or winter after the fire to avoid weed invasion and soil erosion. The seed mix should contain native and adapted plant species suitable for the site.</li> </ul>

Management Issue	Recommended Action Items
Interpretive Programs	<ul style="list-style-type: none"> <li>• Develop an Interpretive Program to introduce visitors to the natural environment and the historic resources.</li> <li>• Use existing successful programs and materials for environmental education.</li> </ul>
OHV Use	<ul style="list-style-type: none"> <li>• Close trails to OHV use during high and extreme fire danger.</li> <li>• Fencing, signs, public outreach and education, and further improvements should assist in managing motorized uses.</li> <li>• Install and maintain consistent OHV boundary signs.</li> <li>• Install and maintain barriers to exclude vehicle access into non-motorized use areas, the riparian corridor, floodplain and other sensitive areas.</li> <li>• Rehabilitate damaged areas.</li> <li>• 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.</li> <li>• Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.</li> </ul>
Public Safety	<ul style="list-style-type: none"> <li>• Continue coordination with the Sheriff's Office for law enforcement assistance.</li> <li>• Continue coordination with the Fire Department for public safety on the Aquatic Trail.</li> <li>• Develop protocols for staff and volunteers for patrolling the properties and enforcement</li> </ul>
Shooting	<ul style="list-style-type: none"> <li>• Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.</li> <li>• If hunting is allowed, post notices to inform all users. The notices should include restrictions and seasons of use.</li> </ul>
Signage	<ul style="list-style-type: none"> <li>• Develop sign standards. The standards should include size, color, font, city and/or department logo, etc. Nevada State Parks has a sign manual that could be used as a template.</li> <li>• Consider developing a sign plan prior to installing signs. The plan would include objectives, sign locations, content, layout, cost estimate and a maintenance plan.</li> </ul>

Management Issue	Recommended Action Items
Trails	<ul style="list-style-type: none"> <li>• Develop a detailed report and trail guide for all designated trails, trailheads and access areas. The detailed report and trail guide would be developed in collaboration with local organizations and stakeholders and would provide comprehensive information for residents and visitors.</li> <li>• Develop a prioritization schedule to implement the recommended components for motorized and non-motorized areas.</li> <li>• Evaluate and manage existing trails, trailheads and access areas.</li> </ul>
Water Resources	<ul style="list-style-type: none"> <li>• Assess the feasibility of using existing water sources such as transferring non-potable water from the seeps in the Carson River Canyon and the conversion of Well #47, located off of Buzzy's Ranch Road and which has elevated fluoride concentrations for agricultural use.</li> <li>• Continue coordination with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures, wetlands, and other potential uses.</li> <li>• In collaboration with the Mexican Dam and Ditch Association, investigate the opportunity to maintain and enhance the Mexican Dam for stability, safety, and recreational uses.</li> <li>• Purchase and/or lease Carson River water rights for agricultural uses.</li> </ul>
Weed Control	<ul style="list-style-type: none"> <li>• Continue coordination and participation with the Carson City Weed Coalition including the identification of priority species and the annual work program.</li> <li>• Continue with monitoring and providing updates to the noxious weed database through the Carson City Weed Coalition and/or the Nevada Department of Agriculture.</li> <li>• Continue implementing weed control treatments, including chemical applications.</li> <li>• Eradicate new infestation of invasive weeds and noxious weeds, following the principals of "Early Detection, Rapid Response"</li> </ul>
Wetlands	<ul style="list-style-type: none"> <li>• Protect and enhance wetlands as appropriate or required</li> </ul>
Wild Horses	<ul style="list-style-type: none"> <li>• If wild horses return to the area, monitor the natural resources for damage.</li> <li>• Cooperate with the BLM in public outreach and education regarding wild horses.</li> </ul>

## 6.0 Administration

Several administrative actions are needed in order to implement this management plan, specifically revised ordinances and fees as described in the following sections.

### 6.1 *Related Plans and Ordinances*

There are several existing plans and ordinances that relate to the Management Area. When these plans are updated, the items in this Management Plan should be considered. The current ordinances should be reviewed and amended to address relevant rules and regulations, especially related to Open Space properties.

#### **RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding Administration of the Management Plan area. These actions should be implemented as time and funding allow and are not listed by priority:

- ✓ Incorporate the Open Space Program into the Parks and Recreation Master Plan and UPMP, with the purpose of cross-referencing and integrating the principles.
- ✓ Revise CCMC 13.06 Open Space and incorporate relevant regulations.
- ✓ Review Title 18, Division 9 Trail Standards and update with current guidelines or reference other resources i.e. AASHTO, IMBA, and USFS.
- ✓ Amend the zoning code and CCMC to permit caretakers to reside on properties.

### 6.2 *Fees and Reservations*

#### ***Fees***

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 for approval by the Open Space Advisory Committee and ultimately approved by the Board of Supervisors by Resolution.

#### ***Reservations***

Current information regarding reservations, including facility rental, group use and special events, is available on Carson City's website [www.carson.org/rentals](http://www.carson.org/rentals). Requests should be submitted a minimum of 90 days in advance.

Similar to the Conservation Easement, a Group Use and Special Use permit application should be created 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.

**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding Fees and Reservations:

- ✓ Since Open Space properties are managed with funds from the Quality of Life Sales and Use Tax, any fees generated from events and rental facilities on Open Space properties should be paid into the Quality of Life Fund.
- ✓ Fees generated from events and rental facilities on Park properties will continue to be paid into the General Fund.
- ✓ Develop a Group Use and Special Use permit application for activities and events over 25 persons.

### **6.3 Communication Planning**

A communications plan is a tool to provide and disseminate a consistent message to all involved agencies, local groups and the public. The plan should include up-to-date and accurate information. Communication plans may provide two main components: 1) information regarding public use of the lands and 2) information regarding the different management divisions and responsibilities.

**RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding Communications Planning:

- ✓ Develop and maintain an up to date and accurate Communication Plan for the Management Area.

## 6.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Administrative items.

**Table 17. Administrative Items – Action Summary**

Management Issue	Recommended Action Items
Administration	<ul style="list-style-type: none"> <li>• Incorporate the Open Space Program into the Parks and Recreation Master Plan and UPMP, with the purpose of cross-referencing and integrating the principles.</li> <li>• Revise CCMC 13.06 Open Space and incorporate relevant regulations.</li> <li>• Review Title 18, Division 9 Trail Standards and update with current guidelines or reference other resources i.e. AASHTO, IMBA, and USFS.</li> <li>• Amend the zoning code and CCMC to permit caretakers to reside on properties</li> </ul>
Fees and Reservations	<ul style="list-style-type: none"> <li>• Since Open Space properties are managed with funds from the Quality of Life Sales and Use Tax, any fees generated from events and rental facilities on Open Space properties should be paid into the Quality of Life Fund.</li> <li>• Fees generated from events and rental facilities on Park properties will continue to be paid into the General Fund.</li> <li>• Develop a Group Use and Special Use permit application for activities and events over 25 persons.</li> </ul>
Communication Planning	<ul style="list-style-type: none"> <li>• Develop and maintain an up to date and accurate Communication Plan for the Management Area.</li> </ul>

## **7.0 Staffing and Budgets**

### **7.1 Division Responsibilities**

This section reviews the budget and staff necessary for the Management Area. The Open Space Division will be responsible for 5,000+ acres, in addition to the 1,700+ acres throughout other areas of the city. In contrast, the Parks Division will oversee less than 250 acres in the Management Area.

The Open Space Division acquires and manages properties for the natural landscape, passive recreation and minimal development. The Management Area will primarily be managed by the Open Space Division, with assistance from the Parks Division. The Open Space Advisory Committee works with staff in developing recommendations for the Board of Supervisors on open space and Carson River matters.

The Parks Division manages public parks, playgrounds, sports complexes and other facilities. The focus of park lands is generally developed recreation. Park lands focus on active recreational uses and facilities such as ball fields, playground equipment, and swimming pools. The Parks and Recreation Commission works with staff in developing policy recommendations for the Board of Supervisors on park matters.

Trails, pathways, and related projects are managed by the Parks, Recreation, and Open Space Department as well as the Public Works Department.

### **7.2 Staffing**

#### **7.2.1 Current Staffing**

##### ***Open Space Staff***

Currently, there are two full-time staff and a few support staff involved with Open Space Program:

- ✓ The Open Space Administrator manages the open space funding portion of the Quality of Life Sales and Use Tax Funds. The position is responsible for land acquisition, land management, and coordination with adjacent landowners. This position reports to the Parks and Recreation Director.
- ✓ The Natural Resource Specialist is responsible for technical knowledge and project implementation regarding the management of natural resources. This position reports to the Open Space Administrator.

- ✓ The Open Space budget contributes partial salary towards the Parks and Recreation Director, one Park Planner, two administrative staff, one park ranger, and one park maintenance position.

### ***Non-Profit Organizations***

Non-profit organizations can be an invaluable resource providing knowledge, experience, and volunteer participation in land management activities. At the present time, Muscle-Powered is the only non-profit group with an official agreement with Carson City. It is anticipated that the Friends of Silver Saddle Ranch will also enter into an official agreement. The Kiwanis Club and the Pine Nut Mountains Trail Association (PNMTA) have provided assistance through organized work days.

#### ***Friends of Silver Saddle Ranch (FOSSR)***

FOSSR is a vital partner in the future of the operation of the Silver Saddle Ranch. FOSSR is a 501(c)(3) organization and has been an active partner with BLM in the educational programs and support for the Silver Saddle Ranch.

FOSSR should initiate a new agreement with the Open Space Program. The agreement should include details regarding:

- ✓ The working relationship with Open Space Program staff and the Open Space Advisory Committee
- ✓ Coordination for activities and events including interpretive activities such as tours and hikes to inform visitors of attractions, flora, fauna, cultural and natural history, and environmental education.
- ✓ Day-to-day operations and maintenance.
- ✓ Development of a communication, fundraising and marketing plan.
- ✓ Opportunities for expanding their programs to the entire Management Area.
- ✓ Opportunities to gather grants, donations, and other funds that support the maintenance, enhancement or public programs in the Management Area.
- ✓ Stewardship of cultural resources.

#### ***Kiwanis Club of Carson City***

The Kiwanis Club has been instrumental in organizing a community-wide Carson River Clean-Up event each September for Public Lands Day.

#### ***Muscle Powered***

Muscle Powered: Citizens for a Bikeable and Walkable Carson City is a community group dedicated to making Carson City a better community for bicycling and walking through advocacy, education, and promotion of bike-and-pedestrian-friendly roadways, and bike-and-



pedestrian-friendly development and redevelopment. Muscle Powered has entered into an Agreement with Carson City regarding trail design, construction, and maintenance.

#### *Pine Nut Mountains Trail Association (PNMTA)*

PNMTA is dedicated to maintaining and preserving public lands for motorized use. The PNMTA has organized and conducted at least one clean-up event each year in Carson City.

#### ***Volunteer Ambassadors***

The Open Space Program has volunteers who patrol the open space lands. They serve as ambassadors and talk with recreational users. They carry maps, water, and first aid kits. They assist in keeping areas safe and clean. The current volunteer program should be expanded to include lands throughout the Management Area, including an OHV patrol program.

### **7.2.2 Future Staffing and Support**

With the acquisition of open space properties and an additional 3,574 acres under the Lands Bill including Silver Saddle Ranch, the Open Space Program will gain increased responsibility related to land management. The management will require a balance of resource protection, passive recreation opportunities, interpretation and environmental education. This new responsibility will require more staff time and resources. A summary of future staff and support positions are described below. A draft organization chart has also been developed.

#### ***Short-Term, Within One Year***

##### *Open Space / Park Ranger, Full-Time*

A new Open Space / Park Ranger (non-commissioned) dedicated to the Open Space Program would assist in patrol and enforcement activities, daily operations and maintenance, resource management, and interpretation programs. The position would cover the Management Area in addition to other Open Space properties throughout the city. Duties may include:

- ✓ Assist with group projects. Insure that groups requesting community projects are received with enthusiasm and a project list is kept current (scout troops, Eagle Scout projects, church groups, businesses and non-profit organizations).
- ✓ Coordinate and participate in day-to-day open space operations and maintenance.
- ✓ Clean and maintain open space buildings, grounds, offices, and restrooms.
- ✓ Collaborate and maintain working relationship with community members, volunteers, committee members, agencies and stakeholders.
- ✓ Develop and lead interpretive programs.
- ✓ Gather and report visitor use information.
- ✓ Identify resource problems, develop solutions, and implement projects for resource preservation and rehabilitation.

- ✓ Patrol, advise, and enforce open space rules and regulations
- ✓ Prepare sites for reserved group use activities and events.
- ✓ Respond to emergency situations and interact with law enforcement agencies to preserve the peace and protect visitors.
- ✓ Train, supervise and evaluate the performance of assigned seasonal personnel.

#### *Silver Saddle Ranch Caretaker, Part-Time*

BLM had a “Camp Host” who lived on site. The position performed routine duties including collecting litter, cleaning toilets, and closing / opening gates. The position received a stipend of \$10 per day plus mileage. Carson City should consider keeping this position, especially in consideration of limited budgets, the cost, and efficiency of overall operations.

Regarding Carson City Municipal Codes, Lee Plemel, Carson City Community Development Director, provided the following, “Our Zoning Code only allows RV's in RV parks or campgrounds, which need Special Use Permit approval. However, the RV caretaker's unit was established by BLM, who didn't need to get a special use permit because they established the use under their federal regulations on their own property and, therefore, weren't subject to our Zoning Code. Therefore, I would conclude that the RV caretaker's unit can continue to be used as a legal non-conforming use of the property. Under the legal nonconforming clause, the use can continue as long as it is not abandoned for more than 12 months (CCMC 18.04.030). The use may only be "expanded" by approval of a special use permit.” (Email communication with A. Bollinger, 2011).

### ***Medium-Term, Within One to Three Years***

#### *Student Interns, Part-Time*

The Parks, Recreation and Open Space Department has significant opportunities for student interns. The internships could be available for high school and/or college-level students. In addition to the traditional science courses at Carson High School, there are Career and Technical Education Courses. A few pathway options in the Agriculture Science Program include: agriculture science, natural resources and wildlife management, and plant science and ornamental horticulture. The University of Nevada, Reno offers several options in the field of natural resources management.

An intern job description may contain the following elements: job duties, training, safety, forms, equipment, recognition, and project list. The internship may be paid or unpaid, depending on the budget.

#### *Seasonal Staff, Part-Time*

The Seasonal Staff would primarily assist the Open Space / Park Ranger with any of the duties described above but would be available to perform other job duties as assigned.

**Trails Coordinator, Full-Time**

Several trail and trail-related projects were identified throughout the Management Plan. A dedicated staff person, a Trails Coordinator, would assist in coordinating various efforts and organizations, develop information, conduct daily operations and maintenance, and improve trails and trailhead facilities. The position would cover the Management Area in addition to other Open Space properties throughout the city. Duties may include:

- ✓ Administer the trail program.
- ✓ Apply for grant and funding opportunities.
- ✓ Conduct trail inspections.
- ✓ Coordinate signage for all recreational trails.
- ✓ Develop trail guides and maps.
- ✓ Identify resource problems, develop solutions, and implement projects for resource preservation and rehabilitation.
- ✓ Perform trail maintenance, including coordination with local trail organizations.
- ✓ Recommend, plan, and implement trail and trailhead improvement projects.
- ✓ Serve as the liaison between the department and local trail organizations.

***Long-Term, Beyond Three Years or As Determined*****Interpreter, Part-Time**

The Part-Time Interpreter initially would develop and conduct special events and interpretive activities such as tours and hikes to inform visitors of attractions, flora, fauna, cultural and natural history, and environmental education.

***Other opportunities for support***

- ✓ Reserve Sheriff Deputies may be used to patrol areas of concern.
- ✓ Carson City seasonal fire crews may be used to help with trail work and other projects.
- ✓ Non-profit organizations, service clubs, and businesses may be used for specific activities such as annual clean-up projects and trail maintenance.
- ✓ Prison inmate work crews may be used for various activities and projects.

**RECOMMENDED ACTION(S)**

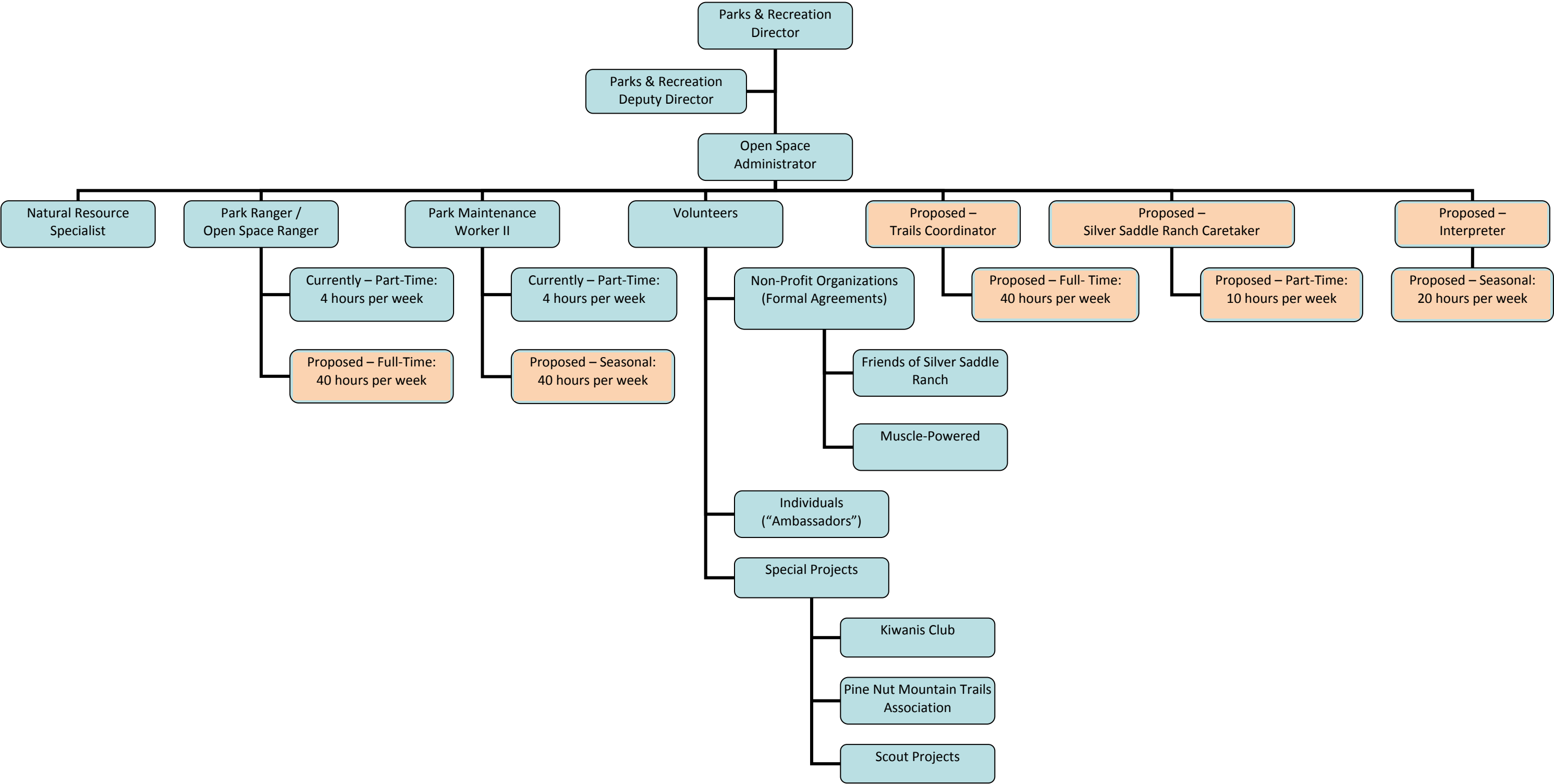
The following actions are recommended regarding Staffing:

- ✓ FOSSR should initiate an agreement with the Open Space Program.
- ✓ Obtain the necessary additional staff to administer and maintain the properties in the Management Plan lands.

[This page intentionally left blank.]



Carson City Parks & Recreation Department – Open Space Division  
Functional Organizational Chart  
July 25, 2014  
Current and Proposed Staffing Levels



[This page intentionally left blank.]

## **7.3 Budgets**

### **7.3.1 Estimated Revenue**

#### ***Quality of Life Initiative***

The Open Space Division is primarily funded by the Quality of Life Sales and Use Tax and, when possible, augmented by grant funding. The Open Space Division does not receive any revenue from the General Fund.

The estimated revenue for Fiscal Year 2014-2015 is \$832,000. The actual number will vary from year to year because it is sales tax driven. At the present time, approximately \$200,000 is available for services and supplies including internal charges, consultant / professional services, contractual services, maintenance / management, and land acquisition. A bond debt of \$341,000 will be paid off at the end of September 2014; therefore more funds will be available after that date.

The Quality of Life Initiative funds have also contributed to the success of more than \$10 million in grant awards to the Open Space Program. Many grants require a financial match and the Quality of Life Initiative funds have proven to be an invaluable resource. Grants have provided approximately 45% of the funding on land acquisitions and 50-100% on other projects.

#### ***Other Revenues***

A variety of other revenues may augment the Quality of Life Initiative funds including:

- ✓ Corporate donations
- ✓ Fees charged for group use and events at Silver Saddle Ranch and throughout the Management Area. Fees will be reviewed for approval by the Open Space Advisory Committee and ultimately approved by the Board of Supervisors by Resolution.
- ✓ Donations may be accepted. At outdoor locations, "Iron Rangers" may be installed.
- ✓ Fee-based services might include overnight boarding for large animals such as horses, cows, or sheep.
- ✓ Filming opportunities
- ✓ Grants



**Iron Ranger**

- ✓ Public / private partnerships such as with bike shops, equestrian centers, food and beverage concessions, equipment sales and repair services, and shuttle services.

### ***Funding, Labor, and Technical Resources***

There are a number of State and Federal resources that apply to the Management Area. The amount of available funds varies from year to year. The list below was found searching the State of Nevada websites as well as [www.federalgrantswire.com](http://www.federalgrantswire.com).

- ✓ Correctional Service programs (youth and adults)
- ✓ Endowment for the Arts
- ✓ Federal Highway Administration – Transportation Alternatives Program
- ✓ Federal Highway Administration - Recreational Trails Program
- ✓ National Center for Bicycling and Walking
- ✓ National Park Service - Land and Water Conservation Fund
- ✓ National Park Service - Rivers, Trails, and Conservation Assistance Program
- ✓ National Park Service - State, Tribal, and Local Plans & Grants Division (for historic preservation)
- ✓ Natural Resources Conservation Service i.e. Wildlife Habitat Incentive Program
- ✓ Nevada Commission on Off-Highway Vehicles
- ✓ Nevada Department of Wildlife
- ✓ Nevada Division of Environmental Protection - Nonpoint Source Pollution
- ✓ Nevada State Historic Preservation Office
- ✓ Rails-to-Trails Conservancy

### **7.3.2 Estimated Expenses**

The following tables provide estimated expenses for operations, maintenance, and future staffing. Table 18 identifies the estimated expenses for basic operations and maintenance, primarily for the management of Silver Saddle Ranch. The estimates were partially based on the BLM budget history provided in Appendix E.



**Table 18. Estimated Expenses for Basic Operations and Maintenance**

Operations and Utilities	Cost
Building maintenance, grounds maintenance, weed abatement, hand tools, interpretive supplies, office expenses, routine supplies, vehicle costs, and volunteer recognition.	\$ 40,000
Electric, propane, sewer, and water	\$ 7,500

**Table 19. Estimated Expenses for Equipment**

Equipment	Cost
Vehicles (2)	\$ 60,000
Portable Radios (2)	\$ 750
Vehicle Radios (2)	\$ 3,500
Mule vehicle (1)	\$ 8,500
Computers with software (2)	\$ 5,000
Office Furniture	\$ 1,500
<b>Total</b>	<b>\$ 79,250</b>

**Table 20. Estimated Expenses for Staff**

Staffing	Cost
Open Space / Park Ranger, Full-Time <sup>1/</sup>	\$36,266 - \$54,399 + benefits
Silver Saddle Ranch Caretaker, Part-Time <sup>2/</sup>	\$3,650
Seasonal Staff, Part-Time <sup>3/</sup>	\$18,133 - \$27,200
Trails Coordinator, Full-Time <sup>4/</sup>	\$30,365 - \$45,548 + benefits
Part-Time Interpreter <sup>5/</sup>	\$21,819 - \$32,353
<b>Total</b>	<b>\$111,583 - \$164,500 + benefits</b>

<sup>1/</sup> The listed salary was based on the Classification and Compensation Study completed for Carson City by the Pontifex Consulting Group, LLC in April 2014 for the Park Ranger position. The salary is comparable to the entry-level positions with Washoe County and the State of Nevada, effective as of July 2014; however both agencies offer additional grades:

- Washoe County, Park Ranger 1 – \$42,411 to \$55,099
- Washoe County, Park Ranger 2 – \$47,902 to \$62,337.
- Nevada State Parks, Park Ranger, non-commissioned, Grade 30 – \$36,915 to \$54,204
- Nevada State Parks, Park Ranger, non-commissioned, Grade 33 – \$41,906 to \$61,950
- Nevada State Parks, Park Ranger, non-commissioned, Grade 34 – \$43,639 to \$64,707

<sup>2</sup> The salary / stipend was based on BLM's current rate at \$10 per day and calculating the maximum number of days in a calendar year. Throughout most of the country, a similar position in which the caretaker / camp host lives on-site in their own motor home / RV and performs light maintenance duties is managed as a volunteer-based opportunity. In Carson City, there is one caretaker who resides at Governors Field. The caretaker is provided free housing and utilities in a three-bedroom apartment in exchange for the equivalent value of work hours, not exceeding 75 hours per month.

<sup>3</sup> The listed salary was based on a Nevada State Parks, Park Interpreter, Grade 34, effective as of July 2014.

<sup>4</sup> The salary was based on a recent job announcement for a Trails Coordinator in Portage County, Wisconsin, with an application deadline of December 11, 2013. In Carson City, the salary should be adjusted for the higher cost of living.

<sup>5</sup> The listed salary was based on the Classification and Compensation Study completed for Carson City by the Pontifex Consulting Group, LLC in April 2014 for a Parks Maintenance Worker. The salary is comparable to a Seasonal Park Aide position with Washoe County. In contrast, seasonal employees with Nevada State Parks earn a higher annual salary, effective as of July 2014:

- Nevada State Parks, Seasonal Park Aide 1, Grade 20 – \$24,888 to \$35,475
- Nevada State Parks, Seasonal Park Aide 2, Grade 21 – \$25,912 to \$36,915
- Nevada State Parks, Seasonal Park Ranger Technician 1, Grade 23 – \$27,895 to \$40,110
- Nevada State Parks, Seasonal Park Ranger Technician 2, Grade 26 – \$31,403 to \$45,560

### **RECOMMENDED ACTION(S)**\_\_\_\_\_

The following actions are recommended regarding Budgets:

- ✓ Develop and maintain an up to date and accurate budget for the administration, improvements and maintenance of Management Area.

## **7.4 Summary of Recommended Actions**

The following table summarizes the recommended actions for budget items.

**Table 21. Administrative Items – Action Summary**

Management Issue	Recommended Action Items
Staffing	<ul style="list-style-type: none"> <li>• FOSSR should initiate an agreement with the Open Space Program.</li> <li>• Obtain the necessary additional staff to administer and maintain the properties in the Management Plan lands.</li> </ul>
Budgets	<ul style="list-style-type: none"> <li>• Develop and maintain an up to date and accurate budget for the administration, improvements and maintenance of Management Area.</li> </ul>

## 8.0 References

Not all of the following documents were used or referenced in the Management Plan. Some are simply listed as an additional resource.

Bureau of Land Management, Carson City Field Office. 1977. Finding of No Significant Impact. Perma-Bilt Homes / ALC Land Exchange. Environmental Assessment NV-054-97-026.

Bureau of Land Management, Carson City Field Office. 1977. Prison Hill Recreation Area, Recreation and Site Plan.

Bureau of Land Management. 1994. Prison Hill Trail Head Development, Environmental Assessment #NV-030-95010.

Bureau of Land Management. 1998. Carson River Trail Head Environmental Assessment #NV030-034.

Bureau of Land Management. 1999. Silver Saddle Ranch Interim Opening Environmental Assessment EA-NV-030-99-23.

Bureau of Land Management, Carson City Field Office. 2000. Interdisciplinary Management Plan for the Silver Saddle Ranch and the Ambrose Carson River Natural Area with Environmental Assessment EA-NV-030-2000-014

Bureau of Land Management, Carson City Field Office. 2001. Pine Nut Mountains Plan Amendment and Environmental Impact Statement. Pre-Plan Analysis and Project Management Plan.

Bureau of Land Management, Carson City Field Office. 2004. The Silver Saddle Ranch Business Plan.

Bureau of Land Management, Carson City Field Office. 2010. Conservation Easement.

Carson City. 1996. Historical / Archaeological Properties Preservation Plan.

Carson City. 2006. Carson City Master Plan.

Carson City. 2000. Open Space Plan.

Carson City. 2006. Parks and Recreation Master Plan.

Carson City. 2006, Revised 2007. Unified Pathways Master Plan.

Carson River Advisory Committee. 1996, Revised 2001. Carson River Master Plan.

Carson Water Subconservancy District. 2007. Carson River Watershed, Adaptive Stewardship Plan.

Carson Water Conservancy District. 2008. Carson River Watershed, Regional Floodplain Management Plan.

CFA, Inc. Prepared for Bureau of Land Management, Carson Field Office. 2003. Concept Document – Site Design Plan for Group and Individual Events / Picnic Area.

Friends of Silver Saddle Ranch, Carson City, Bureau of Land Management, and National Park Service. 2008. Creating a Community Vision: Silver Saddle Ranch and the Carson River.

Harding ESE. 2002. Statewide Wetlands Investigation Project – Classification, Inventory, GIS Interface / Database Archive. Prepared for the Nevada Division of Environmental Protection, Bureau of Water Quality Planning and Carson City Parks and Recreation.

Horton, Gary A. 1997. Carson River Chronology: A Chronological History of the Carson River and Related Water Issues. Prepared for the Nevada Division of Water Resources. Available online: <http://water.nv.gov/mapping/chronologies/carson/>

Jones and Stokes. 2005. Cultural Resources Management Plan for the Silver Saddle Ranch, Carson City, Nevada. Prepared for Bureau of Land Management, Carson City Field Office.

Memorandum of Understanding and Cooperative Management Agreement, Between State of Nevada, Division of State Lands, Department of Prisons and the Bureau of Land Management. 1993.

Otis Bay Ecological Consultants. 2007. Executive Summary: Assessment of the Middle Carson River and Recommendations for the Purpose of Recovering and Sustaining the Riverine Ecosystem. Carson City, Nevada: Bureau of Land Management.

The Nature Conservancy. 2008. Conservation Action Plan for the Middle Carson River. The Nature Conservancy, Reno, Nevada.

Resource Concepts, Inc. 2009. Carson City Community Wildfire Protection Plan.

Resource Concepts, Inc. 2011. Environmental Site Assessment Phase I & II, Bently Properties. Unpublished report prepared for Carson City.



United States Environmental Protection Agency. 1995. EPA Superfund Record of Decision: Carson River Mercury Site. EPA ID: NVD980813646.

United States Environmental Protection Agency and Nevada Division of Environmental Protection. 2011. Carson River Mercury Superfund Site.

University of Nevada Reno, Cooperative Extension. Special Publication 04-22. Water Quality Issues on the Middle and Upper Carson River.

Walker and Associates. 2011. Baseline Condition Report for Prison Hill, Silver Saddle Ranch and the Ambrose Carson River Natural Area.

[This page intentionally left blank.]

# Appendix A

---

Conservation Easement and Baseline Condition Report

[This page intentionally left blank.]

United States Department of Interior  
Bureau of Land Management  
Carson City District

Conservation Easement

This conservation easement is made this 22nd day of December, 2010, between UNITED STATES OF AMERICA, DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT, hereinafter referred to as BLM, and CARSON CITY, NEVADA, and its assigns, hereinafter referred to as Carson City,

WHEREAS, the Congress of the United States of America has directed transfer of Silver Saddle Ranch and Carson River Area, approximately 3,604 acres, hereinafter referred to as the Property, subject to the reservation of a conservation easement, to Carson City under the authority of the Omnibus Public Lands Management Act of 2009 (OPLMA), Pub. L. No. 111-11, Section 2601; and

WHEREAS, BLM, acting through the Secretary of Interior, in consultation with Carson City and affected local interests, shall reserve a perpetual conservation easement to protect, preserve, and enhance the conservation values of the Property; and

WHEREAS, the Property shall be managed by Carson City to protect and enhance the Carson River, the floodplain and surrounding upland, and important wildlife habitat; and

WHEREAS, Carson City may use the Property for undeveloped open space, passive recreation, customary agricultural practices, and wildlife protection; and

WHEREAS, notwithstanding the above, Carson City may construct and maintain trails and trailhead facilities, conduct fuels reduction projects, maintain or reconstruct any improvements on the Property that were in existence on March 31, 2009, and allow the use of motorized vehicles on designated roads, trails and areas in the south end of Prison Hill; and

WHEREAS, the conservation values as defined in OPLMA include undeveloped open space, natural characteristics, trails and trailheads, flood management, Carson River floodplain, uplands, and wildlife habitat, passive recreation, customary agriculture, fuels management, existing ranch structures and motorized vehicle use at south Prison Hill; and

WHEREAS, the development of the conservation easement is guided by the results of a planning and design charrette completed in December 2008, entitled "Creating a Community Vision: Silver Saddle Ranch and the Carson River"; and

WHEREAS, BLM and Carson City mutually agree that the conservation values also 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, safety and tourism; and



Whereas, the Conservation Easement will help implement the 2006 Envision Carson City Master Plan Guiding Principles and Goals by creating a compact and efficient pattern of growth, balancing development with the conservation of the natural environment at the urban interface, and promoting stewardship of the natural environment; and

WHEREAS, The statutes of the State of Nevada, regarding "Easements for Conservation", at Nevada Revised Statutes, Sections 111.390 to 111.440, inclusive, recognize the protection of the natural, scenic or open-space values of real property.

NOW THEREFORE, BLM in consideration of the above, hereby reserves to the United States of America, a perpetual conservation easement to the Property to protect, preserve, and enhance the conservation values of the land. The BLM reserves a right of access for its designated representatives over any and all lands under this Easement and as reasonably necessary to verify compliance by Carson City with the terms and conditions of the Easement and exercising BLM's rights under the Easement.

1. Purpose. It is the purpose of this Easement 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 (Exhibit 3).
2. Rights of the BLM. To accomplish the purpose of this 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 (Section 10).
3. Rights of Carson City. As the fee owner of the Property, Carson City may use and enjoy the Property, subject to OPLMA and this Easement, to provide opportunities for passive recreation, nature study, events and public uses.
4. Baseline Documentation. To establish the present condition of the conservation values and man-made features of the Property, so as to properly monitor future uses of the Property and assure compliance with terms hereof, an inventory of the Property's relevant resources, features, conditions, and uses will be completed prior to transfer of the Property to Carson City (hereinafter referred to as the "Baseline Documentation Report". At the time of transfer and reservation of this easement, the BLM and Carson City will review and acknowledge that the Baseline Documentation Report contains an accurate representation of the biological and physical conditions of the Property and of the current and historical uses of the Property.
5. Permitted Uses. Carson City is entitled to use and occupy the Property, including the right to permit others to use and occupy the Property, in all uses not expressly prohibited herein consistent with the conservation purpose and values. Carson City may authorize third party uses of the Property, by lease, permit, or other means as provided, and those authorizations shall be subject to the terms of this

Easement. Carson City shall continue to be fully responsible for compliance with all terms and conditions of this Easement.

Without limiting the foregoing, the following uses and practices, though not necessarily an exhaustive recital of consistent uses and practices, are permitted under this Easement, and are not to be precluded, prevented, or limited by this Easement. They are set forth both to establish specific prohibited and permitted activities and to provide guidance in determining the consistency of other activities with the conservation purpose of this Easement.

- (a) To reside on the Property for the purpose of caretaking and management of the Property.
- (b) 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 (Section 7), current environmental standards and practices and all applicable laws and regulations.
- (c) The right to prevent trespass and control access to the Property.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) 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, equestrian activities.
- (i) 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.
- (j) The right to construct and maintain trails and trailhead facilities.
- (k) 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.

6. **Prohibited Uses.** Carson City is prohibited from uses or development of the property that would conflict, impair, or interfere with the conservation purpose and values of this Easement.

The following activities and uses, though not an exhaustive recital of inconsistent uses and practices, are inconsistent with the conservation purpose and values of this 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 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.*
7. **Management Plan.** Carson City will prepare a Management Plan for the Property to be completed within one year from execution of this Easement. The Management Plan will be prepared in consultation with the public and BLM and submitted to BLM for approval. 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. 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.
8. **Prior Notice and Approval**
- (a) **Prior Notice.** Where required in this Conservation Easement, BLM has the right to require Carson City to submit proposals for advanced approval by the Authorized Officer. This is to afford the BLM an opportunity to ensure that the proposed activities are designed and carried out in a manner consistent with the purposes of this Conservation Easement. Carson City shall not undertake or permit any activity requiring prior approval by BLM without first having notified and received approval from BLM as provided herein. Whenever notice is required, Carson City shall notify BLM in writing not less than forty-five (45) days prior to the date Carson City intends to undertake the proposed activity. The notice shall 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 this Conservation Easement.

- (b) **BLM's Approval.** Where BLM's approval is required, BLM shall grant or withhold its approval and notify Carson City in writing within forty-five (45) days of receipt of Carson City's written request for approval provided that adequate information to evaluate the request has been received by the BLM. BLM's failure to respond in writing to Carson City's request within forty-five (45) days of receipt shall not be deemed approval by BLM. BLM's approval may be withheld only upon reasonable determination by BLM that the proposed action would be inconsistent with the purpose of this Easement, or if additional information from Carson City is necessary to evaluate the proposed action.
- 9. **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.
- 10. **Enforcement**– BLM may prevent any activity on or use of the Property that is inconsistent with the purposes of this Conservation Easement, and to require and enforce the restoration of such areas or features of the Property that may be impaired, interfered with, or damaged by any inconsistent activity or use permitted by Carson City.
- 11. **BLM'S Remedies.** If a dispute arises between the parties concerning the consistency of any proposed use or activity with the purpose of this Conservation Easement, the parties shall meet together to discuss the dispute and attempt resolution. In evaluating whether a particular use of the Property conflicts, impairs, or interferes with the conservation purpose and values, both the magnitude and duration of the actual and expected effect on the conservation purpose and values will be taken into account. The prohibited uses of the Property expressly set forth in Section 6 are in conflict with the conservation purpose and values of this Conservation Easement. In the event that BLM and Carson City cannot resolve any dispute hereunder, the provisions of this Conservation Easement are enforceable by BLM, its successors or assigns, through all remedies available at law or in equity.
  - (a) **Notice of Violation.** If BLM determines that a violation of the terms of this Conservation Easement has occurred or that a violation is threatened, BLM shall give written notice to Carson City of such violation and demand corrective action sufficient to cure the violation. If Carson City fails to cure the violation within a reasonable timeframe as specified by BLM, after receipt of notice thereof from BLM, or fails to continue diligently to cure such violation until finally cured, BLM may seek injunctive relief as set forth herein.
  - (b) **Injunctive Relief.** Where irreparable harm may occur, BLM in its sole judgment may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, and to require the restoration of the Property to the condition that existed prior to any such injury.
  - (c) **Damages.** BLM shall be entitled to recover any damages to which it may be entitled for violation of the terms of this Conservation Easement or injury to any Conservation Values protected by this Conservation Easement, including, without limitation, damages for the loss of scenic, aesthetic, or environmental values. Without limiting Carson City's liability therefore, BLM, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.

- (d) **Emergency Enforcement.** If BLM, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Property, or to prevent a material breach or extinguishment of the Conservation Easement, BLM may pursue its remedies under this section without prior notice to Carson City or without waiting for the period provided for to expire.
- (e) **Scope of Relief.** BLM's rights under this section apply equally in the event of either actual or threatened violations of the terms of this Conservation Easement. The parties agree that BLM's remedies at law for any violation of the terms of this Conservation Easement may be inadequate and that BLM shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which BLM may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. BLM's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.
- (f) **Costs of Enforcement.** In any action, suit, or other proceeding undertaken to enforce the provisions of this Conservation Easement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs and expenses including attorneys' and experts' fees as allowed by law, and if such prevailing party recovers judgment in any action or proceeding, such costs and expenses shall be included as part of the judgment. In addition, in the event BLM prevails in any such action that results in an order directing Carson City to undertake restoration, then Carson City shall bear all costs thereof.
- (g) **BLM's Discretion.** Enforcement of the terms of this Easement shall be at the discretion of BLM, and any forbearance by BLM to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Carson City shall not be deemed or construed to be a waiver by BLM of such term or of any subsequent breach of the same or any other term of this Conservation Easement, or any of BLM's rights under this Conservation Easement.
- (h) **Waiver of Certain Defenses.** Carson City acknowledges that it has carefully reviewed the Conservation Easement. In full knowledge of the provisions of this Conservation Easement, BLM hereby waives any claim or defenses it may have against Carson City or its successors in interest under or pertaining to this Conservation Easement based upon waiver, laches, estoppel, adverse possession, or prescription.
- (i) **Acts Beyond Carson City's Control.** Nothing contained in this Conservation Easement shall be construed to entitle BLM to bring any action against Carson City for any injury to or change in the Property resulting from causes beyond Carson City's control, including without limitation, fire, flood, storm, and natural earth movement, or from any prudent action taken by Carson City under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; provided that Carson City shall notify BLM of such change in the Property and any emergency actions taken by Carson City.

**12. Costs, Liabilities, and Indemnification**

- (a) **Costs Incident of Ownership.** Carson City retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. BLM shall have no obligation for the upkeep or maintenance of the Property. Carson City shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Carson City; provided that nothing in this section shall prohibit Carson City from recording



a deed of trust against the Property to secure Carson City's indebtedness as long as such deed of trust shall remain subordinate to this Conservation Easement.

- (b) Taxes. Carson City shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), if any, including any taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish BLM with satisfactory evidence of payment upon request. BLM shall have no obligation to pay any taxes levied on or assessed against the Property.
- (c) Indemnification. Carson City shall hold harmless, indemnify, and defend BLM its officers, employees, agents, and contractors, its successors and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, fines, costs, losses, damages, expenses, causes of action, claims, demands, or judgments of any kind or nature arising from the past, present, and future acts or omissions of Carson City or its employees, agents, contractors, or lessees (collectively "Carson City et al."), including, without limitation, reasonable attorneys' and experts' fees arising from or in any way connected with Carson City et al.'s uses, occupancy, or operation on the Property which has already resulted or does hereafter result in: (1) violations of federal, state, and local laws and regulations that are now, or may in the future become, applicable to the Property; (2) judgments, claims, or demands of any kind against the Indemnified Parties, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (3) costs, expenses, or damages of any kind against the Indemnified Parties, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (4) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (5) the breach by Carson City et al. of any of its obligations set forth in this Conservation Easement; (6) the existence or release or threatened release off, on, into, or under the Property of any hazardous waste(s), substance or other contaminants as they are now and may hereafter be defined under any local, state, and federal statute, law or regulations, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (7) activities by which solid or hazardous substances or waste, as defined by federal or state laws are generated, released, stored, used or otherwise disposed of on the Property, and any cleanup response, remedial action or other actions related in any manner to said solid or hazardous substances or wastes, unless due to the negligence or willful misconduct of any of the Indemnified Parties; or (8) natural resource damages as defined by federal or state law. Carson City's obligations under this section shall not apply with respect to any such hazardous waste, substance or other contaminants released on the Property by any of the Indemnified Parties the Indemnified Parties' representatives or agents.

13. General Provisions.


- (a) Controlling Law. The laws of the United States of America and the State of Nevada shall govern the interpretation and performance of this Conservation Easement.
- (b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of protecting the Conservation Values and the purpose of this Conservation Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render the provision invalid.
- (c) Severability. If any provision of this Conservation Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions and purposes of this

Conservation Easement, and/or the application of such provision to person or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

- (d) Entire Agreement. The instrument sets forth the entire agreement of the parties with respect to this Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to this Conservation Easement, all of which are merged herein.
  - (e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Carson City's title in any respect.
  - (f) Joint Obligations. The obligations imposed by this Conservation Easement upon Carson City shall be joint and several.
  - (g) Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property. The terms "Carson City" and "BLM," wherever used herein, and any pronouns used in place thereof, shall include, respectively, Carson City and all of Carson City's successors and assigns, and
  - (h) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.
  - (i) Captions. The captions in this instrument have been inserted solely for convenience of reference, are not a part of this instrument, and shall have no effect upon construction or interpretation.
  - (j) Perpetual Duration. This Conservation Easement shall constitute a covenant and servitude running with the land in perpetuity. Every provision of this Conservation Easement that applies to Carson City or BLM shall also apply to such party's respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear.
14. Exhibits. The following exhibits are attached hereto and incorporated into this Conservation Easement:
- Exhibit A: OPLMA Map of November 7, 2008
  - Exhibit B: Map of the Silver Saddle Ranch Carson River Area Conservation Easement

IN WITNESS WHEREOF, the City and BLM have fully executed this Agreement as of the date first above written.

"GRANTOR"  
BUREAU OF LAND MANAGEMENT

  
\_\_\_\_\_  
Linda J. Kelly  
Field Manager  
Sierra Front Field Office  
Carson City District

DATE: Dec 22, 2010

"GRANTEE"  
CARSON CITY

  
\_\_\_\_\_  
Robert L. Crowell, Mayor

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

Approved as to form:

  
\_\_\_\_\_  
Neil Rombardo, District Attorney

DATE: 12/16, 2010

[This page intentionally left blank.]

## **Baseline Condition Report for Prison Hill, Silver Saddle Ranch and the Ambrose Carson River Natural Area**

Prepared for Carson City Open Space Program and Bureau of Land Management Carson City District Office.

Prepared by Steve Walker, Walker & Associates.

### **INTRODUCTION**

This Baseline Condition Report is an attachment to the conservation easement required by the 2009 congressionally approved Omnibus Public Land Management Act. The act transferred Prison Hill, Silver Saddle Ranch (SSR) and the Ambrose Carson River Natural Area (ACRNA) to Carson City with the stipulation that these lands are retained for open space, public use and a conservation easement developed between BLM and Carson City.

The report documents existing conditions of the properties that will be transferred and suggest locations for monitoring sites to demonstrate to the easement holder that the lands are being managed according to the conservation easement requirements now and in the future. Cultural resources associated with these lands are addressed in a companion document, prepared by Michael P. Drews from Gnomon, Inc. All of the agreements, documents and memorandum of understanding referenced throughout the baseline condition report are available for review at the Carson City Parks and Recreation Department.

Since the early 1990s, Carson City and the State of Nevada have worked jointly with the Bureau of Land Management (BLM) to develop management plans for federal lands located within the boundary of Carson City. In 1990 the Carson City Parks and Recreation Department developed a Memorandum of Understanding with BLM titled the "Coordinated Outdoor Recreation Management of Public Lands." In 1996 BLM, again working with Carson City, developed the Carson City Urban Interface Plan Amendment. This document amended the BLM Walker Resource Management Plan in conjunction with an update of the Carson City Master Plan. The plan recognized which lands would be retained in Federal management and which lands would be available for transfer to the State, Carson City or sold to private citizens. In 1997 the American Land Conservancy coordinated a land exchange with a developer and then transferred the Silver Saddle Ranch (SSR) to the BLM. Additionally in 1997 the owners of the ranch made a place of use and manner of use change of the all the SSR Alpine Decree Water surface rights under Permit 62775. Carson City Utility Division later purchased these water rights for municipal and industrial uses within Carson City. In 2000 the BLM jointly developed management plans for the SSR and the Ambrose Carson River Natural Area (2 miles downstream from SSR and already under public ownership) with the Carson City Parks and Recreation Department and several citizens groups.



## **DESCRIPTIONS OF PROPERTIES (Figure #1)**

### **Prison Hill Recreation Area – 2,500+ acres**

This area lies on the south east side of Carson City overlooking Carson City's urban area. The name likely originates due to the proximity of original Nevada State Prison that at the northwest corner of the property. The Nevada State Medium Security Prison bound the southwest corner of the area. Elevations range between 4680' to 5724', with a gradual elevation rise on the south end with steep east and west side slopes. BLM's Prison Hill Recreational Plan (1977), although somewhat dated, provides a good physical description of the area. Additionally the management recommendations from that document have been generally implemented.

The Prison Hill area is separated via the underlying geology. The north end parent material is meta-volcanic rock, and younger granitic rocks dominate the southern end. The existing management of the area is also based on this geological divide with the off-road vehicle use allowed on parts of the granitic portion to the south with non-motorized use on the meta-volcanic area to the north.

### **Off-Road Vehicle Use Area**



The south end of Prison Hill is a designated off-road vehicle (ORV) area and due to its proximity to Carson City has been extensively used for at least the last thirty years. A large area – photo above – has been denuded of vegetation by ORV activities and the soils have mostly eroded away exposing granitic bedrock. Comparison of the size of this

area now with aerial photos from the 1970s (Carson City Soil Survey, USDA – Soil Conservation Service – 1977) indicates the impacted site has not expanded since that time. The impacted area has lost its topsoil so there is very little weed invasion or on-going active erosion. Roads and trails leading out this area are extensive and appear to be more numerous than in the past, based on comparing (1975) aerial photo with 2006 photos used as the base map for this report. The increase in ORV impacts is dominated by single-track trails used by motorcycles. Roads depicted in the 1977 Prison Hill Recreation Plan 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 ORV use area and signs along the western edge marking the boundary exist, although several need maintenance or replacement.



The summit of Prison Hill and a large rock outcrop just south of the summit are used as “partying places” and some graffiti exists although littering is not extensive. Within the designated ORV area, other uses – hiking, equestrian – will potentially have conflicts with the motorized use. Due to these potential conflicts and the nearby access to the non-motorized area at the north end of Prison Hill, non-motorized uses in this area are limited.

Native vegetation is very typical of granitic soil types in the 10 to 12 inch precipitation zone in our area. Shrubs dominate with sagebrush/bitterbrush as co-dominates and other shrubs – ephedra, rabbitbrush, and sticky current – part of the vegetative mix. Some perennial forbs – arrowleaf balsamroot, lupine – are present on the north slopes at the highest elevations. Due to the droughty nature of granitic soil (coarse, very well drained) perennial grasses are limited although some Indian ricegrass occurs in undisturbed depositional areas and desert needlegrass occurs on rocky south slopes. Introduced

annuals – cheatgrass, filaree, tansy mustard – occur especially in years of above normal precipitation but do not dominate. The lower elevation west side boundary adjacent to urban development has several disturbed areas that are dominated by these introduced annuals.

The ORV area, located on the very well drained granitic soils, seems to be stable based on soils/native plant indicators. Some erosion is still occurring on roads, but basically the impacted areas have eroded down to bedrock and are stable. An area just to the north of the existing ORV boundary on the east side has two well used roads with signs indicating that vehicles are only allowed on the roads in that area. Some use by ORVs, especially motorcycles, occurs in non-use areas. Overall the ORV area of Prison Hill provides a good opportunity for this type of recreational use.

### **Non-Motorized Use Area**

The northern end of Prison Hill is closed to motorized use and has an extensive trail system using old roads and recently constructed trails. The area appears to be well used by the local residents as a popular area to hike and run. Several interviews with the trail users done during this inventory indicated that they liked the existing management of the area, felt that some better enforcement of ORV use in closed areas would be beneficial, and that they would be willing to volunteer their time to enhance recreational opportunities.

The lower slopes of the northern area have been disturbed and non-native, annual vegetation dominate these disturbed sites. At higher elevation, particularly on north facing slopes, the native vegetation dominates and in fact is typical of very good condition rangelands in other parts of Nevada – good groundcover, diversity of species and perennial grasses and forbs present throughout the shrub inter-space. Several old roads in the area occur in the bottoms of ephemeral drainages and are still eroding. Based on soil and plant indicators this part of Prison Hill is in a generally upward trend in ecological condition with the exception of the roads within the drainages. Trails originating from the public parking area by the Carson City Utilities water tank follow old roads that are steep and eroding, presenting negative visual impact from the adjacent urban area to the west.

The very northern end of the Prison Hill, the triangular area bounded by state lands to the west, 5<sup>th</sup> Street to the north, Carson River Road to the east and the steep side slope of Prison Hill to the south, is an undulating area impacted by uncontrolled ORV use creating numerous roads and trails. This ORV use and some dumping have made the area somewhat visually impacted and invaded by introduced weedy annual plants. Where the north slope of Prison Hill becomes steeper the ORV use is limited but the area is not signed to indicate that motorized use is prohibited per existing management plan.

## **Other Issues**

On a steep northeast side slope, above the SSR, several older diggings associated with early prospecting in the area exist. They do not appear to have any mineshaft development and therefore are not likely safety issues, but should be noted as part of the baseline report.

The existing management plan for Prison Hill has generally been well implemented by BLM. The ORV area is marked with signs and a west side fence. Access areas are well marked with the exception of the north side. A fuels management project has been completed on the west central side of the property adjacent to existing homes.

At least two agreements exist between BLM and the State of Nevada concerning use of the some of the existing public lands on Prison Hill. In 1993 BLM and Nevada State Lands/Department of Corrections developed a Memorandum of Understanding to address some agricultural use (14 acres) by the medium security prison of a portion of the Prison Hill parcels. Additionally on the northwest corner of the Prison Hill parcel (11 acres) are being used as the site of the recently constructed National Guard Armory/Solar generation site.

### **Silver Saddle Ranch – 809 acres**

As stated in the introduction the 703-acre Silver Saddle Ranch (SSR) was acquired in 1997 by the BLM, through a land exchange process. 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. Approximately 51 acres of the initial purchase on the east side of the river were not identified for transfer to Carson City.

In 2000 an “Interdisciplinary Management Plan for the Silver Saddle Ranch and Ambrose Carson River Natural Area” was developed between BLM, Carson City Parks and Recreational Department and public input from a variety of sources. The vision statement developed by the planning group was **“Keep the Silver Saddle Ranch green, the river clean, the paths open and past alive for present and future generations”**. Most major aspects of the plan have been implemented. Currently a trail system with well-done interpretive signs has been developed, the river corridor is protected and several riparian areas within the corridor are improving via new recruitment of native woody riparian species. The buildings have been maintained and over 80 acres of meadow, hayland and wetland mitigation sites are being irrigated.

### **Agricultural Operations (Figure #2)**

The current lessee is using the ranch to produce hay and pasture for his cow-calf operation. The same lessee also uses the adjacent (immediately to the north) Jarrard/Andersen Ranches. The pasture condition has improved over the last growing seasons based on better irrigation practices and fertilization. Pastures 4 and 5 have only

been effectively irrigated this last season and species composition is a mix of native sedges and cheatgrass. Pasture 4a has not received adequate irrigation due to lack of effective water control structures in the south-side feeder ditch. If the irrigation practices continue on pastures 4 and 5 one would assume that a succession to native perennial vegetation will continue; but if replanted to more robust introduced pasture species, better overall production would be achieved. The pastures 1, 2, and 3 have typical pasture species – tall fescue, clovers, orchard grass, bluegrass and perennial rye – and are in good condition. They have been hayed followed by aftermath grazing.

An irrigation tail water collection area has been developed into a wetland within the pasture area to capture irrigation run-off. It is quite effective and provides excellent winter thermal cover and spring, summer nesting areas for a variety of birds. It is fenced and protected from grazing.

Just north of Carson River Road, on the very northwestern parcel of the SSR, a wetland mitigation site has been developed that was used to mitigate wetland impacts associated with the 395 Freeway construction through Carson City. The management of this site is under the jurisdiction of the Army Corps of Engineers (ACOE) through an agreement with Carson City. 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 and better fulfills the intent of the agreement.

### **Infrastructure (Figure #3)**

The buildings have been well maintained by the BLM with the exception of some roof damage on the hay storage shed that needs to be addressed. Due to the reduction in irrigated acres, the SSR has more out buildings and corrals than it needs, assuming the current level of agricultural production continues.

Due to improvements in the past decade after flooding events (particularly 1997) the Mexican Dam has become more functional and stable based on discussions with the current property lessee. The water control structures within the Mexican Ditch that divert water to the internal irrigation water distribution system within SSR are in good condition. The on-field irrigation water delivery system is marginal in some areas and some small check dams need to be replaced particularly along the south ditch between pastures 4 and 4a. Late season water supply is always an issue on the Carson River, but the water supply is adequate on average or above precipitation years. The 80 acres are irrigated under a the surface water permit that transferred a portion of the water held under the municipal use Permit 62775 to an agricultural use, per recent conversations with Bruce Scott, Resource Concepts Incorporated and water rights consultant to the Carson City Utility Division.



## Recreational Use

The SSR provides a variety of recreational uses including hiking, birding, horseback riding, running, dog walking and mountain biking. The trails within SSR also connect with the trails on Prison Hill allowing for extensive hiking opportunities on undeveloped lands with the Carson City urban area. Local people use the area extensively. Comments received from user interviews were positive about the existing management of the SSR. The existing interpretive signs are thorough and attractive.

## Vegetation

Pastures that are no longer irrigated are being re-occupied by rabbitbrush, sagebrush and mustards. Plant succession to more native vegetation is occurring but monitoring for *Lepidium latifolium* (perennial pepperweed) invasion in these areas is very important, as these fields are very susceptible, particularly after flood events. Riparian vegetation on the west side of the river has a better mix of age class among the cottonwoods and black willows (willows that grow into tree form) than in most local cottonwood floodplain areas. Some *Cardaria draba* (hoary cress or low white top) is moving into the active floodway replacing the native creeping wildrye. The riparian forest bordered by the Mexican Ditch on the west and the river channel on the east is in the best vegetative condition due to higher groundwater levels.



The impact by beavers is apparent, particularly on younger trees that have not been wrapped with chicken wire. The chicken wire around the base of these trees seems quite effective in stopping beaver activity.

The east side of the river has a more limited floodway. Woody riparian vegetation is sparse, occurs in clumps, and is mostly single aged.

The alluvial fans coming off of Prison Hill on the west side of the property are stable, mostly native vegetation plant communities with some upper trends due to reduced grazing. The old sand pit area is re-vegetating quite well.

### **General Comments on Silver Saddle Ranch**

The dispersed recreational use at SSR is extensive. The property offers opportunity for many types of outdoor recreation in an area of environmental diversity and is real asset from a quality of life standpoint to this community. Maintaining riparian area forest habitat along rivers in Nevada is very important and greatly adds to the recreational experience. In short the “vision” developed during the management plan public process is being implemented.

The access to the east side of the river from Sierra Vista Lane needs to be addressed. Actions by BLM of placing large rocks in the roads that go to the floodway (river’s edge) are not working. Vehicles are circumventing the boulders and driving into the cottonwood riparian area within the floodway, impacting vegetative cover. The area is in very poor condition and according to local residents is extensively used for a variety of illegal activities.

Along the east side of Sierra Vista Lane, there is a staging area for ORV and equestrian use. The contiguous large parcel is dissected by drainages coming off the Pine Nut Range. These drainages are used for off-road vehicle access to adjacent BLM lands and illegal dumping. The human activity in these drainages has caused accelerated erosion that creates sediment deposition along Sierra Vista Lane during rainstorms. Additionally due to sinuosity of the drainage channel they provide areas that cannot be seen from the road and according to local residents are also used for illegal activities. An isolated 10-acre parcel is located at the very south end (Figure 1).

### **Ambrose Carson River Natural Area (ACRNA) – 265 acres**

This federally managed area was previously referenced in “Interdisciplinary Management Plan for the Silver Saddle Ranch and Ambrose Carson River Natural Area”. The site is managed as a non-motorized use, riparian zone and floodplain protection area. ACRNA is also utilized as an area for environmental education.

The majority of the area lies within the floodway and active floodplain of the Carson River. This area supports a cottonwood/black willow floodplain forest that is an important local habitat to a variety of species –birds, mammals and insects. An abandoned diversion ditch runs through the east side of this riparian area.



*Lepidium latifolium* (perennial pepperweed), *Cardaria draba* (hoary cress or low white top) and *Centaurea solstitialis* (yellow starthistle) are present on this site and need to be controlled. The cottonwood trees are being taken down by beavers at a non-sustainable rate and this issue, along with noxious weed control, is the management challenges for this site. Trees wrapped with chicken wire in this area are doing well and not being used by the beavers.



The riparian vegetation at this site is generally in good condition and will sustain its self as long as the river has access to the floodplain. Passive management of this site is recommended. Due to the riparian forest, birding at this site is excellent and should be encouraged as well as maintaining outdoor educational opportunities.

The parking area at this site is well used and appears to have a littering issue. The interpretive signs associated with the environmental education have not been maintained. Some evidence of vehicles going around the rock barriers into the active floodway is evident, although not to the extent that occurs on the east side of the river on the SSR parcels.



On the southern end of the ACRNA parcel, wild/feral horses from the adjacent private and BLM lands to the east use the parcel, particularly as a river crossing/ access to water. Active grazing use of the parcel by the horses appears to be limited most likely due to the coarse nature of the dominant herbaceous species, creeping wildrye. Some utilization was noticed but no signs of lingering or markings (stud piles) were observed. Use of the area by wild horses will vary depending upon forage condition and water availability in the undeveloped adjacent areas where the horses normally occur.

Accompanying this document is a list of recommendation made by Walker & Associates to address some resource concerns observed during this effort. Walker & Associates would like to thank Carson City's Parks and Recreation Department Open Space Program staff and GIS program for assistance in developing this report.

Steve Walker  
Walker & Associates



## **Recommended Photo Points – see attached photo points map**

### **Prison Hill Recreation Area**

1. N 39 07' 02.1"; W 119 42' 42.7" – Southwest and uphill of Mexican Dam, border with the Carson City Open Space parcel. Photo point to monitor re-vegetation of south slope ORV impacts. (WP 030)
2. N 39 06' 21.6"; W 119 43' 53.1" – Bare area on south end of Prison Hill formerly used as an ORV events area. Photo point to monitor change in vegetation cover. (WP 031)
3. N 39 06' 51.3"; W 119 43' 50.5" – Fuels management overview to the north to monitor native shrub succession into introduced annual grass community. (WP 032 & 033)
4. N 39 08' 02.2"; W 119 43' 50.5" – Crossroads at west summit depicting erosion and current vegetation re-establishment on old road going west to east along geologic contact between granitic to the south and meta-volcanic to the north. (WP 034)
5. N 39 07' 42.2"; W 119 44' 16.1" – Two perspectives – Fuels management overview to the south and old road natural re-vegetation to the southeast. (WP 35)
6. N 39 08' 36.1"; W 119 42' 35.1" – North end of Prison Hill property showing high ORV impact – ORV roundabout. (WP 043)

### **Silver Saddle Ranch**

1. N 39 07' 55.67"; W 119 42' 38.5" – Overview of Silver Saddle Ranch taken from eastern embankment of old gravel/sand pit. (WP 036)
2. N 39 07' 51.6"; W 119 42' 24.8" – Riparian area where road dips from Mexican ditch and water is diverted back to the river. Shot is to the south with bird box in center of photo. (WP 037)
3. N 39 08' 27.2"; W 119 42' 35.3" – Photo at cross fence into wetland drainage area on south side of Carson River Road. (WP 38)
4. N 39 08' 36.1"; W 119 42' 56.5" – Freeway mitigation wetland north of Carson River Road. (WP 045)
5. N 39 07' 44.7"; W 119 42' 21.2" – East side of river in high impact vehicle use area within river riparian zone. (WP 039)



6. N 39 07' 45.2; W 119 42' 09.0" – ORV staging area along Sierra Vista Lane on east side of SSR. (WP 046)

#### **Ambrose Carson River Natural Area**

1. N 39 09' 55.4"; W 119 42' 14.9" – Ambrose area on west side of river just north of Riverview Park – Riparian area with mature cottonwoods – no saplings – and with *Cardaria draba*, lots of woody flood deposition material. (WP 044)
2. N 39 09' 54.6; W 119 42' 04.3' – Overview of Ambrose area from the hill south of the area along Deer Run Road. (WP 047)
3. N 39 10' 19.2'; W 119 42' 18.9 – Ambrose area parking lot area and riparian overview to the north. (WP 048)
4. N 39 09' 48.8"; W 119 42' 15.8" – Ambrose riparian area with views both upstream and downstream – near over turned out house. (WP 40)
5. N 39 09' 49.5"; W 119 42' 19.3 – *Lepidium latifolium* invasion site near river on odd soil deposition. (WP 41)

# Appendix B

---

Programmatic Agreement

[This page intentionally left blank.]

**PROGRAMMATIC AGREEMENT  
BETWEEN  
THE SIERRA FRONT FIELD OFFICE OF THE BUREAU OF LAND MANAGEMENT,  
THE CONSOLIDATED MUNICIPALITY OF CARSON CITY,  
AND THE NEVADA STATE HISTORIC PRESERVATION OFFICER  
REGARDING  
THE CONVEYANCE TO CARSON CITY, NEVADA  
OF  
5,452 ACRES OF PUBLIC LANDS  
AS MANDATED BY THE OMNIBUS PUBLIC LAND MANAGEMENT ACT OF 2009  
AND  
489 ACRES OF PRIVATE PROPERTY**

**WHEREAS**, the Sierra Front Field Office of the Bureau of Land Management (BLM) shall convey to the Consolidated Municipality of Carson City (Carson City) 5,452 acres of public lands to comply with the Omnibus Public Land Management Act of 2009 (OPLMA), Public Law 111-11, Title II, Subtitle G, Section 2601 “Carson City, Nevada, Land Conveyances” (hereinafter referred to as “the OPLMA conveyance” or Undertaking); and

**WHEREAS**, Carson City will use federal grant funding to purchase 489 acres of private land (Assessor’s Parcel Number (APN) 010-011-24 and 010-011-25) identified in a Southern Nevada Public Land Management Act (SNPLMA, Public Law 105-263, as amended), Round 11 nomination as “CR01 Bently Property Acquisition Project” (hereinafter referred to as “the Bently Property (APN 010-011-24 and 010-011-25) conveyance” or Undertaking); and

**WHEREAS**, the BLM, in consultation with Nevada State Historic Preservation Officer (SHPO), has determined that the OPLMA conveyance and Bently Property (APN 010-011-24 and 010-011-25) conveyance are an undertaking as defined in 36 CFR § 800.16[y]); and,

**WHEREAS**, the BLM is responsible for ensuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 CFR § 800 for the Undertaking; and

**WHEREAS**, BLM has consulted with Carson City regarding the effects of the undertaking on historic properties, their financial and legal responsibilities under this agreement, and has invited them to sign this Programmatic Agreement (PA) as an Invited Signatory; and

**WHEREAS**, Carson City and BLM have signed a perpetual conservation agreement to preserve and protect natural and cultural values on the lands OPLMA refers to as the “Silver Saddle Ranch and Carson River Area” (Appendix A); and

**WHEREAS**, the 3,604 acres of public land identified in OPLMA as “Silver Saddle Ranch and Carson River Area” will be managed by Carson City as undeveloped open space for passive recreation, customary agricultural practices and wildlife protection, and the 1,848 acres of public land identified in OPLMA as “(t)o Carson City for Parks and Public Purposes” will be managed by Carson City as undeveloped open space, or for other public purposes in accordance with the Recreation and Public Purposes Act (43 U.S.C. 869 et seq.); and

**WHEREAS**, the BLM, in consultation with SHPO, has defined the Area of Potential Effect (APE) for the Undertaking as the 5,452 acres of public lands (OPLMA conveyance), and 489 acres of private lands (Bently Property (APN 010-011-24 and 010-011-25) conveyance) to be conveyed to Carson City (Appendix B); and

**WHEREAS**, cultural resources eligible for inclusion on the National Register of Historic Places (NRHP), (hereinafter referred to as “historic properties”), are present on the lands to be conveyed (Appendix C); and

**WHEREAS**, the BLM has determined that the OPLMA conveyance would adversely affect historic properties by conveying them out of federal control, and has consulted with the SHPO pursuant to Section 106 of the NHPA; and

**WHEREAS**, portions of the OPLMA conveyance and Bently Property (APN 010-011-24 and 010-011-25) conveyance areas have not been subject to cultural resources field inventory, and it is not known whether historic properties are present on these lands; and

**WHEREAS**, effects to historic properties in the APE cannot be fully determined and the BLM, SHPO, and Carson City (hereinafter referred to as “Signatories”) desire to enter into this PA to set forth procedures to be followed in satisfaction of the BLM’s Section 106 responsibilities of the NHPA, for the Undertaking; and

**WHEREAS**, in accordance with 36 CFR § 800.14(b), the BLM has invited the Advisory Council on Historic Preservation (ACHP), to participate in the development and execution of this PA and the ACHP has declined to participate; and

**WHEREAS**, the BLM has consulted with the Washoe Tribe of Nevada and California (Washoe Tribe) concerning properties of traditional cultural and religious significance and the effects of the undertaking on historic properties, and, pursuant to 36 CFR § 800.14(b)(2)(i), has invited the Tribe to sign this PA as a Concurring Party, with the Tribe choosing to participate in this PA; and

**WHEREAS**, in accordance with 36 CFR § 800.6(a)(4) and 36 CFR § 800.14(b)(2)(ii), the BLM has notified the public of the Undertaking through public notices and letters to interested parties, and has held a public meeting to provide an opportunity for members of the public to express their views on the conveyances, the development of the PA, and the Section 106 process; and

**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



**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.

## **II. ROLES AND RESPONSIBILITIES**

- A. The Carson City District Manager is the BLM Authorized Officer for the Undertaking. The District Manager, or designee, is the point of contact for BLM.
- B. The Mayor of Carson City, or designee, is the point of contact for Carson City. Carson City shall notify all Signatories of the name and title of the point of contact by January 31 of each year or whenever the assignment changes, whichever comes first.
- C. The Chairman, or designee, is the point of contact for the Washoe Tribe.
- D. The State Historic Preservation Officer, or designee, is the point of contact for SHPO.
- E. Pursuant to Nevada Revised Statute (NRS) 383.430, Carson City shall be responsible for all expenses associated with carrying out the provisions of this PA, except for costs incurred by BLM or SHPO during fulfillment of the responsibilities assigned to them in this PA.
- F. Carson City shall be responsible for ensuring that all Parties to this PA are provided with an adequate opportunity to comment, in accordance with the following stipulations of this PA, on all proposed development, rehabilitation, or maintenance activities on lands in the

OPLMA conveyance and the Bently Property conveyance. Carson City shall ensure that the process outlined in following stipulations is initiated early in the project's planning, so that a broad range of alternatives may be considered during the planning process for the project.

- G. Carson City, in consultation with SHPO and BLM, shall ensure that all work undertaken to satisfy the terms of this PA meets the *Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716-44742, September 23, 1983) (Standards) and takes into consideration the ACHP's *Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites* (May 1999), the *BLM Nevada Guidelines and Standards for Archaeological Inventory*, 5<sup>th</sup> edition (BLM Guidelines) or any subsequent edition issued by BLM, the NRHP's *Guidelines for Evaluating and Documenting Traditional Cultural Properties* (National Register Bulletin 38, 1989), and any other applicable guidelines or standards.
- H. Carson City, in consultation with SHPO and BLM, shall ensure that ethnographic, historic, architectural, and archaeological work conducted pursuant to this PA is carried out by or under the direct supervision of persons meeting qualifications set forth in the *Secretary of the Interior's Professional Qualifications Standards* (currently available at [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm)) and who have been permitted for such work, as necessary, by the BLM Nevada State Office.
- I. The Silver Saddle Ranch and Carson River portions of the OPLMA conveyance lands will be managed in accordance with the *Conservation Easement of the Silver Saddle Ranch and Carson River Area*, incorporated here as Appendix A.
- J. The Signatories agree that the *State Protocol Agreement between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Office for Implementing the National Historic Preservation Act, Finalized February 3, 2012* (Protocol), or any future edition, except as amended here, will be utilized for this PA. This Protocol is incorporated by reference.

### III. IDENTIFICATION

- A. Prior to authorizing any ground-disturbing activity within the Undertaking APE, Carson City shall consult with SHPO to determine the project APE and the need for inventory. Carson City shall send concurrent notification of this consultation, including copies of maps and project APE description, to BLM for their records.
- B. Concurrent with the consultation with SHPO described in item A, Carson City shall seek input from the Washoe Tribe to identify properties of traditional religious or cultural importance. Procedures for seeking Tribal input are specified in Appendix D. Information on the location and nature of all cultural resources or information considered proprietary by the Washoe Tribe will be held confidential by Carson City, or their

qualified consultant, to the extent provided by state law. Neither BLM nor Carson City will disseminate this information beyond what is required to complete the Section 106 process as agreed to in this PA.

- C. SHPO shall notify Carson City and BLM of its determination, as to whether the project APE has been adequately inventoried or additional inventory is necessary, within 30 days of receipt.
- D. If additional inventory is necessary, Carson City shall, in consultation with SHPO, ensure that the required identification activities are completed by Carson City's consulting archaeologist, or other qualified individuals as necessary. Identification activities may include, but are not limited to, archival research, context development, informant interviews, and archaeological, historic, or ethnographic inventories. Carson City shall ensure that all cultural resources are recorded in accordance with the BLM Guidelines or SHPO standards appropriate for the resource. Report submission and review shall follow the timeframes described in Stipulation VIII.B of this PA.

#### **IV. ELIGIBILITY**

- A. Carson City, through its qualified consultant and in consultation with SHPO and other consulting parties as necessary, shall evaluate all cultural resources recorded under this PA for eligibility to the NRHP based on an existing approved historic context or one that will be prepared. Carson City shall send concurrent notification of this consultation to BLM for their records.
- B. Carson City shall seek input from the Washoe Tribe to evaluate the eligibility of properties of traditional religious and cultural importance within the project APE. Procedures for seeking Tribal input are specified in Appendix D. Carson City shall provide the results of their request for Tribal input to SHPO for review and to BLM for their records.
- C. Following acceptance from SHPO, Carson City shall provide final inventory and eligibility evaluation reports resulting from actions pursuant to this PA to SHPO, BLM, and the Washoe Tribe or other interested parties as appropriate.

#### **V. TREATMENT**

- A. To the extent practicable, Carson City shall, in consultation with SHPO, ensure that project activities avoid adverse effects to historic properties through project design or redesign, relocation of activities, or by other means in a manner consistent with the Protocol. The SHPO shall determine the precise nature of effects to historic properties identified in the project APE, using the criteria of adverse effect found at 36 CFR § 800.5 and notify Carson City and BLM of their findings within 30 days of receipt of the final inventory and eligibility evaluation report.

B. When avoidance is not feasible and data recovery or other mitigation is proposed to resolve project-related adverse effects to historic properties, Carson City shall develop a Data Recovery/Treatment Plan (Plan) that is consistent with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 44716-37), *Treatment of Historic Properties: A Handbook* (Advisory Council on Historic Preservation 1980) and ACHP's *Recommended Approach for Consultation on the Recovery of Significant Information from Archaeological Sites* (June 17, 1999). The order and timing of steps for preparation of the Plan is as follows:

1. During preparation of the Plan, Carson City shall seek input from the Washoe Tribe on appropriate treatment to avoid, minimize, or mitigate adverse effects to historic properties of traditional religious and cultural importance.
2. Carson City shall prepare a draft Plan and submit it to BLM for review.
3. During review of the draft Plan, BLM shall contact the Washoe Tribe to confirm that Carson City has sought and considered its input, and to seek any further input.
4. BLM shall provide comments on the Plan to Carson City, and Carson City shall revise the Plan to address BLM's comments within 30 days of receipt of comments.
5. Once BLM approves a final Plan, BLM shall submit the Plan to SHPO and ask for concurrence. BLM shall concurrently provide a copy of the Plan to the Washoe Tribe and interested parties, as appropriate.
6. SHPO shall respond within 30 days of receipt, or notify BLM that additional time is needed.
7. Upon concurrence from SHPO, the plan may be implemented.

C. Preparation of reports of treatment activities:

1. Following implementation of the Plan, Carson City shall provide BLM with a draft report of all treatment activities within nine months after completion of the fieldwork associated with the activities, unless otherwise negotiated.
2. BLM shall provide a copy of the draft report to SHPO and the Washoe Tribe for a 30-day review period.
3. Following the close of the 30-day SHPO and Washoe Tribe review period, BLM shall review and provide comments to Carson City.

4. Carson City shall submit a revised final report to the BLM within 30 days of receipt of BLM's comments.
  5. Upon acceptance, BLM shall provide the final report to SHPO and the Washoe Tribe.
- D. For properties eligible under NRHP criteria (a) through (c), mitigation other than data recovery may be considered in the treatment plan. Examples of this type of mitigation include Historic American Buildings Survey/Historic American Engineering Record recording, oral history, historic markers, exhibits, interpretive brochures or publications.
- E. Carson City shall maintain all records and materials resulting from treatment efforts until the final treatment report is complete. All human remains and associated artifacts found on the conveyed lands will be handled according to the provisions of NRS 383. All materials collected will be maintained in accordance with 36 CFR § 79 or 43 CFR § 10, until the final treatment report is complete and collections are curated at the Nevada State Museum (NSM). Carson City, or their contractor, shall provide proof of a current curation agreement to BLM within two weeks of BLM acceptance of the final reports.
- F. Carson City shall provide all final archaeological reports resulting from actions pursuant to this PA to SHPO, BLM, and the Washoe Tribe or other interested persons as appropriate. All such reports shall be consistent with contemporary professional standards and the *Secretary of Interior's Formal Standards for Final Reports of Data Recovery Programs* (48 FR 447716-44740). Final reports will be submitted in both paper and electronic copies and will include digital copies of all associated data (e.g. GPS files, GIS shapefiles, digital photographs, etc.) per BLM Guidelines.

## **VI. DURATION**

This PA shall be effective on the date of the last signature below and shall remain in effect for a period of 30 years.

## **VII. POST-REVIEW DISCOVERY SITUATIONS**

Stipulations of this PA and the Protocol are intended to identify and mitigate adverse effects to historic properties. Unplanned discoveries of buried cultural resources are not anticipated. In the case of an unplanned discovery of cultural resources, Carson City, in consultation with SHPO, BLM, and the Washoe Tribe, shall ensure that provisions in Appendix E of this PA, the Protocol (Stipulation VI.B), and the following stipulations are met.

Prior to initiating any ground disturbing activities within the project APE, Carson City shall inform all employees, contractors, and subcontractors empowered to halt activities in a discovery situation about who to contact and under what time frame. At least one of these individuals will be present during any project field activities.



Carson City shall halt activities within 100 meters of the discovery until SHPO provides written concurrence that the provisions of Appendix E have been met and activities can resume.

Any disputes or objections arising during a discovery or unanticipated impact situation will follow the procedures in Stipulation X.

## **VIII. MONITORING AND REPORTING**

### **A. Monitoring**

1. Carson City shall ensure that all historic properties identified in the undertaking APE (Appendix C) are monitored annually by an appropriate professional or a certified Nevada Archaeological Site Steward.
2. Any Signatory may independently monitor actions carried out pursuant to this PA or monitor historic properties in the undertaking APE (Appendix C).
3. Annual historic property monitoring will consist of collecting data to determine any change in the property's integrity and the rate at which the change is occurring. SHPO will provide a standardized site report for archaeological resources, or Architectural Resource Assessment (ARA) form for architectural resources, for monitors to use.
4. Monitoring reports will be submitted by the consulting professional and/or Archaeological Site Steward annually to Carson City, who will provide a copy to all Parties to the PA within 30 days of receipt.
5. If changes to the integrity of any historic property are noted, the Parties shall consult to determine what, if any, mitigation is needed and the appropriate timeframe for this activity.

### **B. Reporting**

1. Carson City shall ensure that a draft report of identification and evaluation efforts is completed within 60 days after the completion of fieldwork, unless otherwise negotiated with SHPO.
2. Prior to submission to SHPO or BLM, Carson City shall review any report submitted by contractors within 30 calendar days of receipt to ensure it meets the standards described in Stipulations II.G, II.H, II.J, V.B, and V.F of this PA.
3. Prior to SHPO consultation, Carson City shall submit reports resulting from identification and evaluation efforts to the Washoe Tribe for a 30-day review period.

4. After review by the Washoe Tribe, Carson City shall submit reports resulting from identification and evaluation efforts, as well as any comments from the Washoe Tribe, to the SHPO for a 30-day review period.
5. If the Washoe Tribe, SHPO, or other interested person fails to respond to Carson City within 30 days of their receipt of a report, Carson City shall presume concurrence with the findings and recommendations as detailed in the submission and proceed accordingly.
6. Reporting requirements and timeframes for treatment efforts are described in Stipulation V of this PA.

## **IX. OTHER CONSIDERATIONS**

- A. Carson City shall direct all of its personnel, and all the personnel of its contractors and subcontractors, not to engage in the illegal collection of historic and prehistoric materials. Pursuant to NRS 383.435, Carson City shall ensure that any a person who knowingly and willfully removes, mutilates, defaces, excavates, injures or destroys a historic or prehistoric site or resource on land in the undertaking APE or who receives, traffics in or sells cultural property appropriated from land in the undertaking APE without a valid permit will be prosecuted to the fullest extent of the law.
- B. Carson City shall ensure that human remains, and artifacts directly associated with burials, encountered on the conveyed lands are treated with the respect due such materials. Carson City, in consultation with SHPO, shall ensure that all human remains and associated artifacts found on the conveyed lands will be handled according to the provisions of NRS 383.
- C. Carson City agrees to maintain the confidentiality of locational and other cultural resource information for the lands covered under this PA, and to design and implement procedures to ensure that such information is made available only to personnel with a need to know the information in order to design or conduct operations in a manner to avoid disturbance to known cultural resources. Carson City shall keep cultural resources information in a secure location with access limited to necessary authorized representatives. Cultural resource information obtained by Carson City under this PA will not be used for any purpose other than compliance with this PA and applicable laws. Any other use of this information by Carson City, such as for educational or interpretive uses, must be done in consultation with SHPO.
- D. Information on the location and nature of cultural resources, and information considered proprietary by the Tribe, will be held confidential by Carson City to the extent provided by Federal and state law.

- E. Materials collected in the course of archaeological investigation and treatment on conveyed lands will be donated to the NSM. Carson City, or their contractor, shall maintain a curation agreement with the NSM in order to meet this obligation.

## **X. DISPUTE RESOLUTION**

If any Signatory, Concurring Party, or other consulting party (as defined at 36 CFR § 800.2) objects in writing to any activity proposed pursuant to the terms of this PA, the Signatories and Concurring Party shall consult to resolve the issue within 30 days of receiving such objection.

If initial consultation to resolve the issue is not successful, the matter shall be directed to the Authorized Officers for the Parties (Carson City Mayor, BLM Carson City District Manager, State Historic Preservation Officer, and Washoe Tribe Chairman), who shall consult to resolve the issue.

If the Parties cannot resolve the issue, the BLM Nevada State Director shall have the authority to make the final decision in such a dispute resolution.

Carson City may continue all actions under this PA that are not in dispute.

## **XI. AMENDMENT**

Any Signatory to this PA may request that this PA be amended, whereupon the Signatories will consult to consider such amendment. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP.

## **XII. TERMINATION**

Any Signatory to this PA may terminate the PA by providing 30 days advance written notice with cause to the other Signatories, provided that the Signatories will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

Pursuant to OPLMA (Section 2601.b.5), if BLM or the Department of Interior determines that the land conveyed has been used in a manner that is inconsistent with the uses described in OPLMA (undeveloped open space, natural areas, fuels reduction, low impact recreation, existing improvement maintenance, customary agricultural practices, and other public purposes as described in OPLMA) or the SNPLMA grant, this PA will automatically terminate within 30 days of BLM notification to all Signatories and Concurring Parties.

**EXECUTION** of this PA and implementation of its terms evidence that the BLM has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment.

**SIGNATORIES:**

U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT

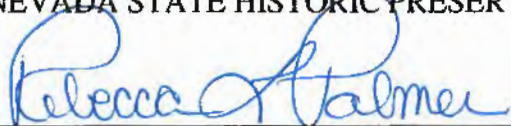


Date

8/28/12

Christopher McAlear, District Manager, Carson City District Office

NEVADA STATE HISTORIC PRESERVATION OFFICER



Date

9/11/12

Ronald M. James, State Historic Preservation Officer

CONSOLIDATED MUNICIPALITY OF CARSON CITY



Robert L. Crowell, Mayor

Date

1/7/12-12



Date

9/6/12

Lawrence A. Werner, City Manager

**CONCURRING PARTY:**

WASHOE TRIBE OF NEVADA AND CALIFORNIA



Date

9/24/12

Wanda Batchelor, Chairwoman

Programmatic Agreement Regarding The Conveyance To Carson City, Nevada of 5,452 Acres Of Public Lands  
As Mandated By The Omnibus Public Land Management Act of 2009  
and 489 Acres of Private Property

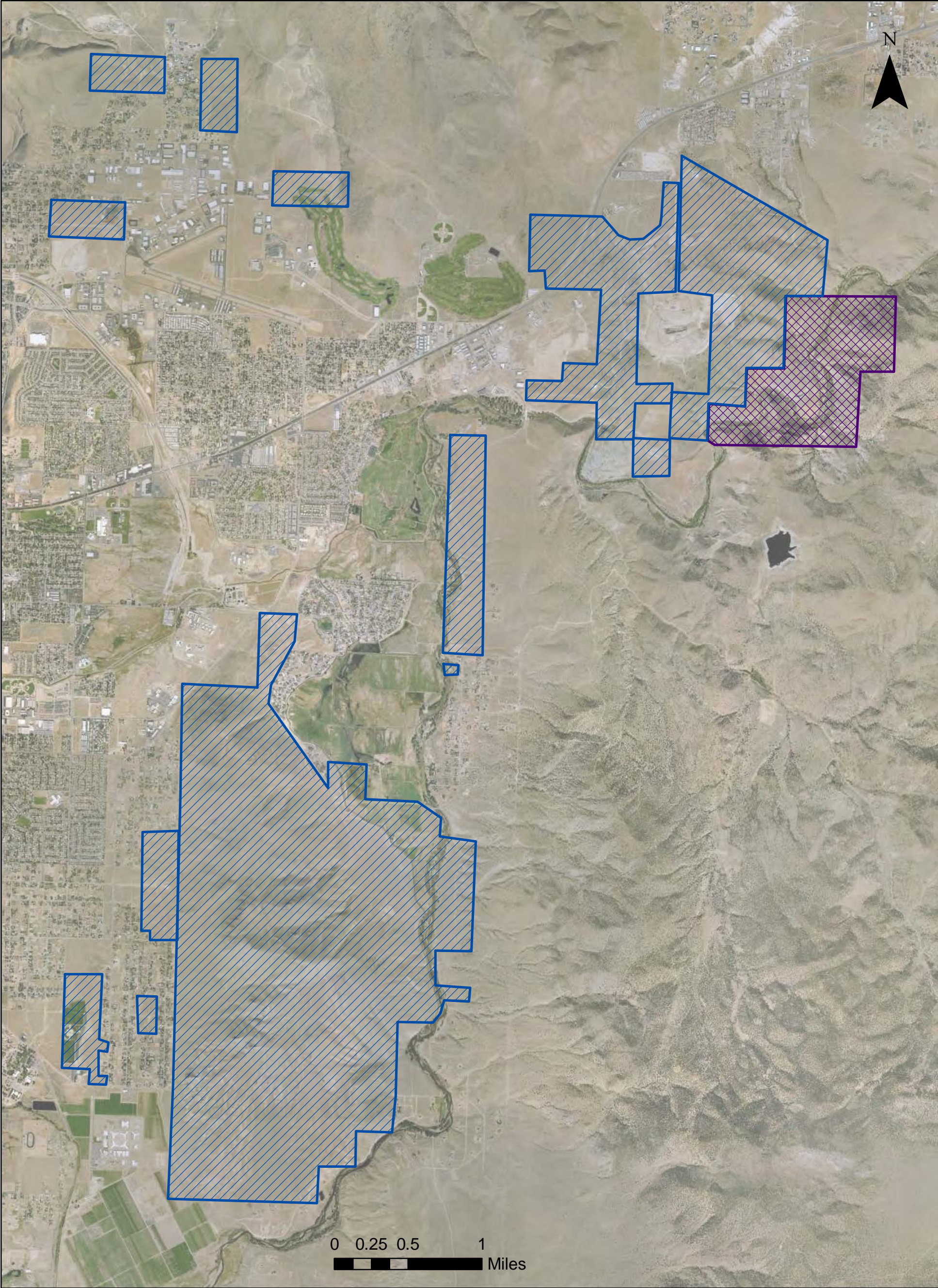
**APPENDIX A: CONSERVATION EASEMENT FOR THE SILVER SADDLE RANCH  
AND CARSON RIVER AREA**



**APPENDIX B: MAP SET SHOWING AREA OF POTENTIAL EFFECT**

[This page intentionally left blank.]







Area of Potential Effect for OPLMA Conveyances to Carson City and SNPLMA-funded Bently Property (APN 010-011-24 and 010-011-25) Conveyance

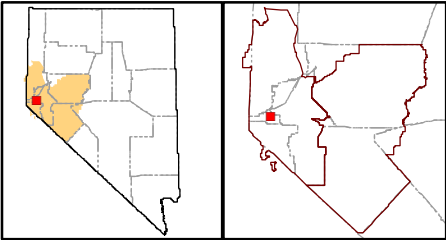
1:40,000 scale

Map based on Bing Maps aerial imagery licensed service provided by ESRI

**Legend**

 OPLMA Conveyance Lands

 Bently Property APN 010-011-24 and 010-011-25



United States Department of the Interior  
Bureau of Land Management  
Carson City District Office  
5665 Morgan Mill Rd.  
Carson City, NV. 89701  
(775) 885-6000

Map Produced by:  
5/2/2012RGC

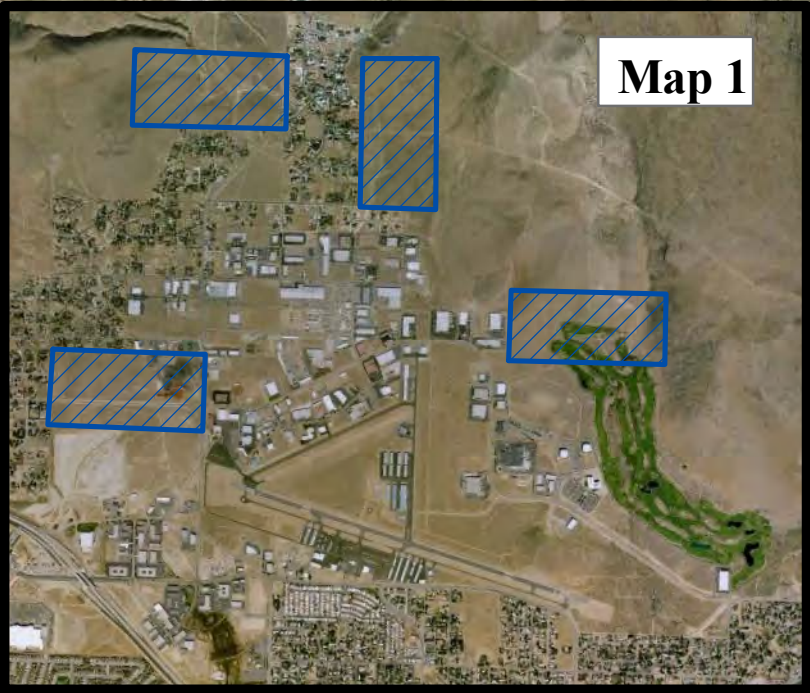
No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.



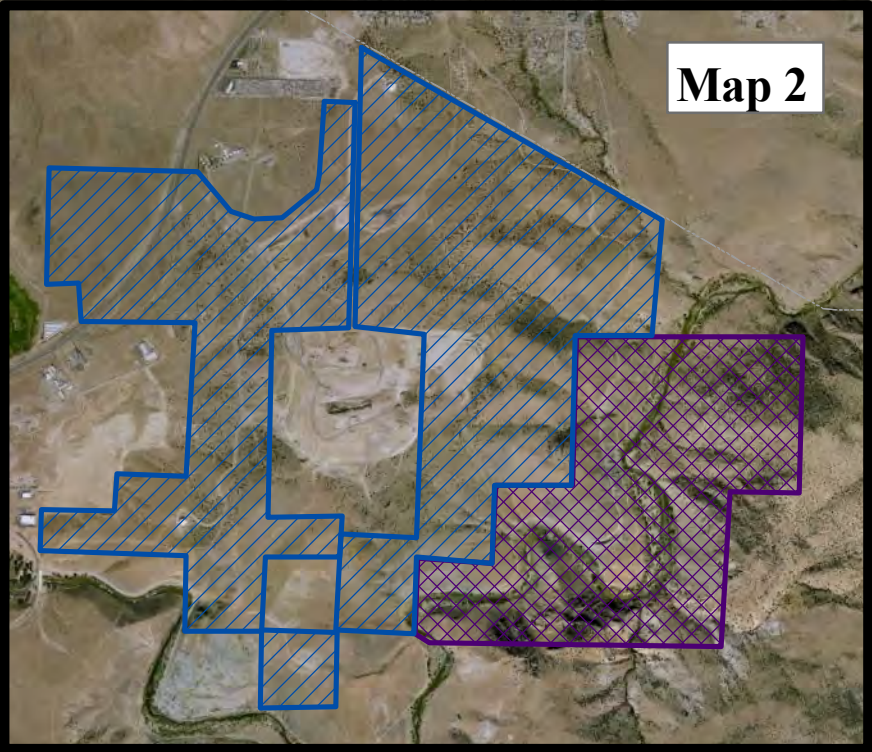
Key to 1:24,000-scale Maps



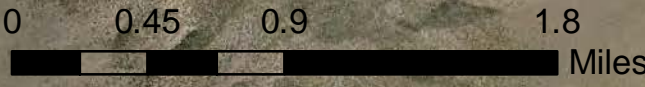
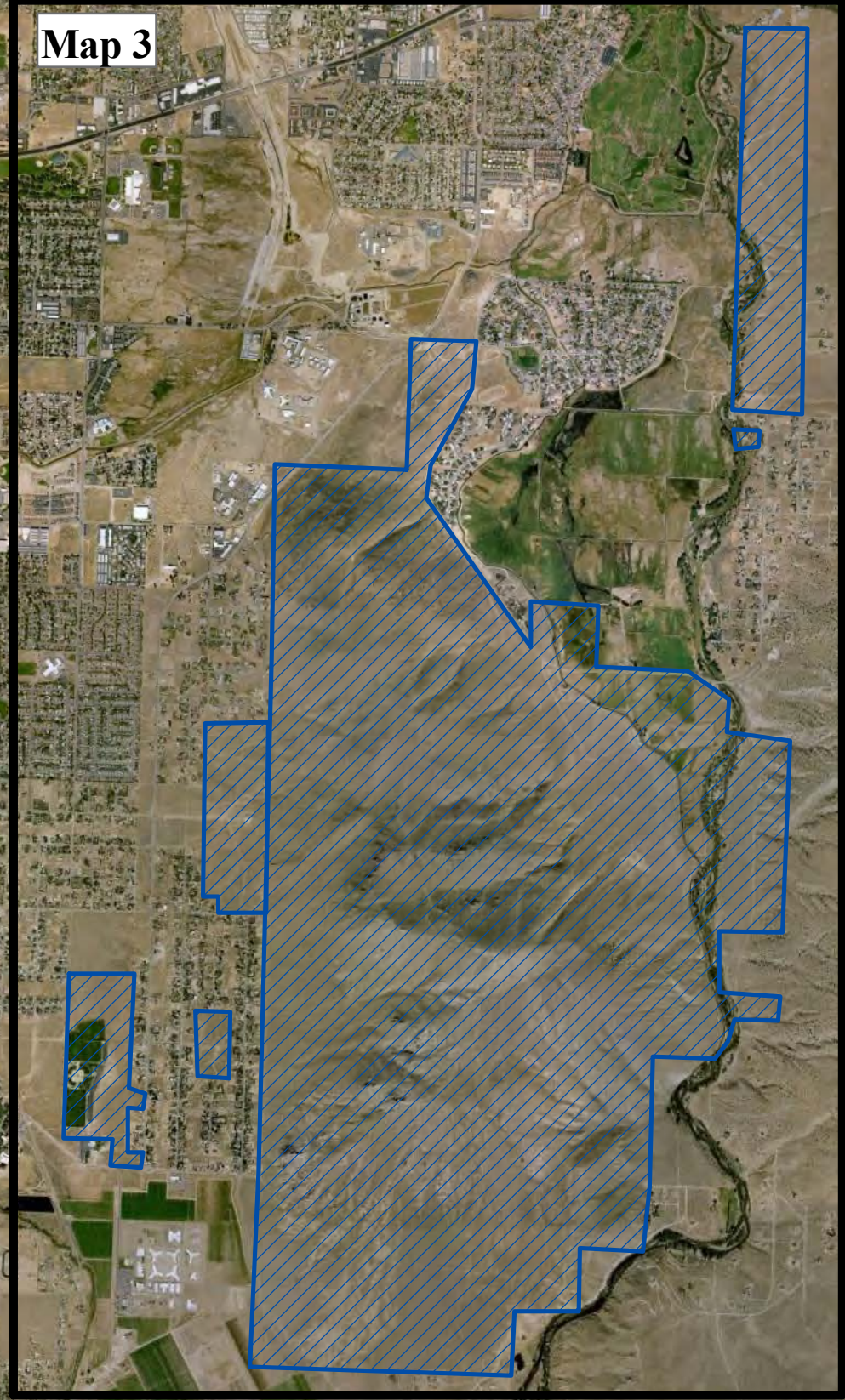
Map 1



Map 2



Map 3





Area of Potential Effect for OPLMA Conveyances to Carson City  
and SNPLMA-funded Bently Property (APN 010-011-24 and 010-011-25) Conveyance

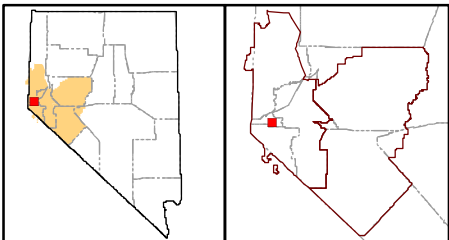
Key to detail maps  
1:40,000 scale

Map based on Bing Maps aerial imagery licensed service provided by ESRI

**Legend**

 OPLMA Conveyance Lands

 Bently Property APN 010-011-24 and 010-011-25

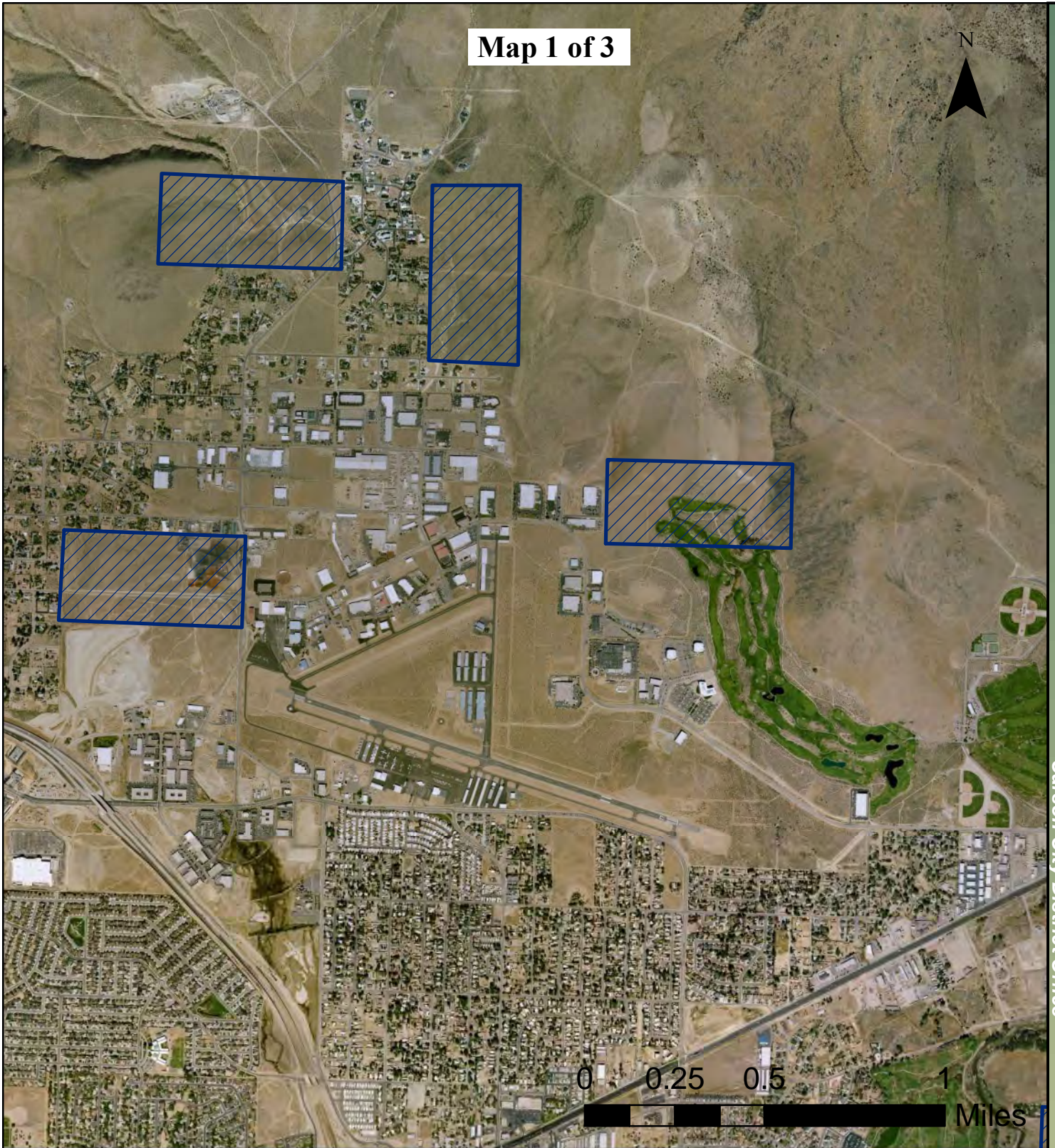


United States Department of the Interior  
Bureau of Land Management  
Carson City District Office  
5665 Morgan Mill Rd.  
Carson City, NV. 89701  
(775) 885-6000

Map Produced by:  
5/02/2012RGC

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.





Detail Map 1 of 3  
Area of Potential Effect

1:24,000 scale

Based on Bing Maps aerial image licensed service provided by ESRI





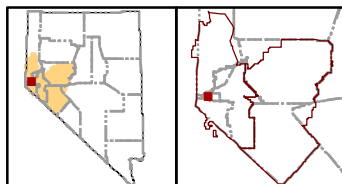
United States Department of the Interior  
Bureau of Land Management  
Carson City District Office  
5665 Morgan Mill Rd.  
Carson City, NV. 89701  
(775) 885-6000

Map Produced by:  
5/02/2012RGC

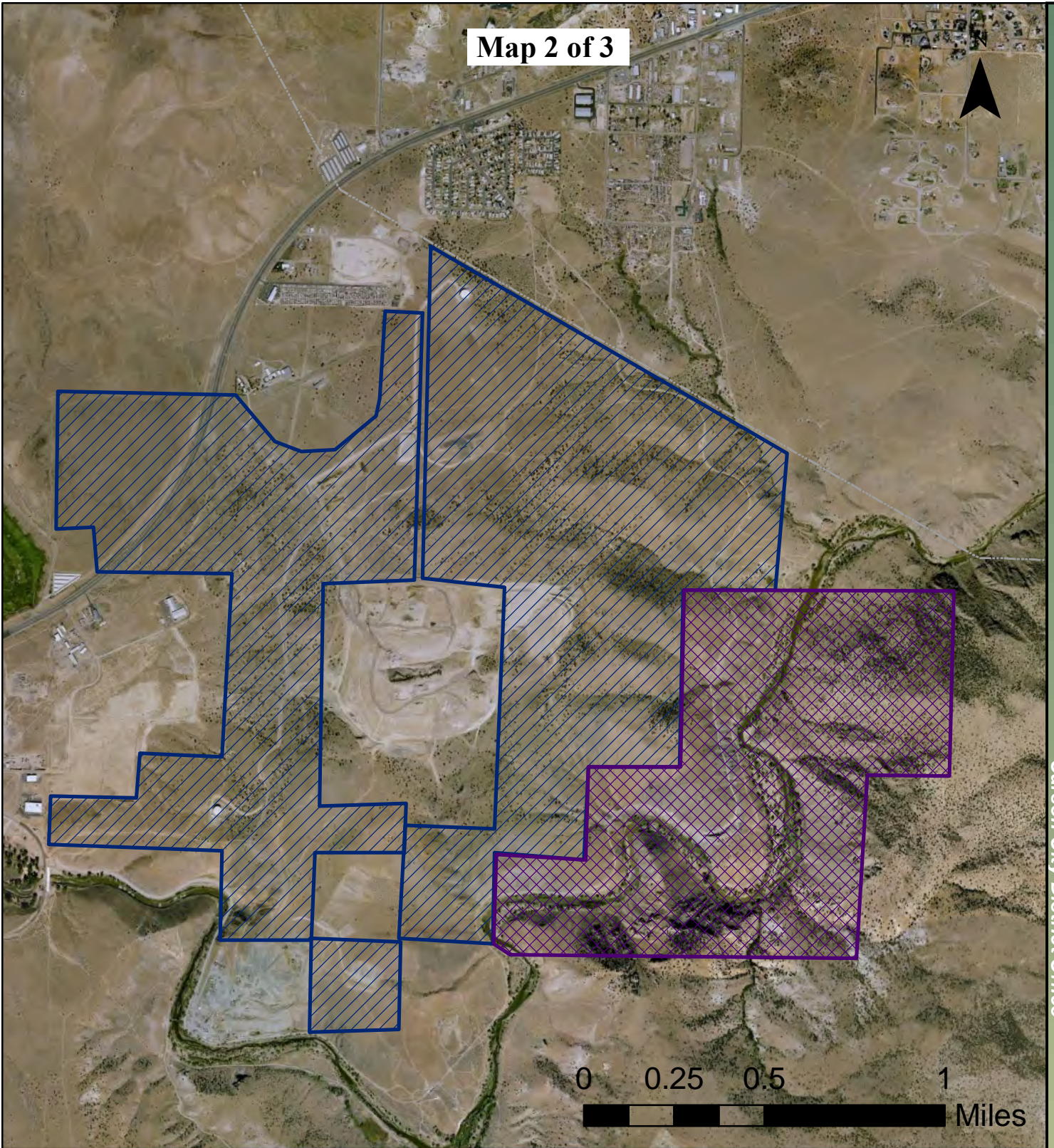
No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

Legend

-  Bently Property APN 010-011-24 and 010-011-25
-  OPLMA Conveyance Lands







Detail Map 2 of 3  
Area of Potential Effect

1:24,000 scale

Based on Bing Maps aerial image licensed service provided by ESRI





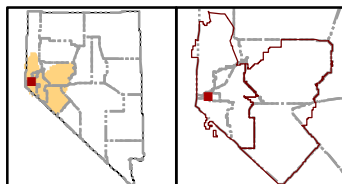
United States Department of the Interior  
Bureau of Land Management  
Carson City District Office  
5665 Morgan Mill Rd.  
Carson City, NV. 89701  
(775) 885-6000

Map Produced by:  
5/02/2012RGC

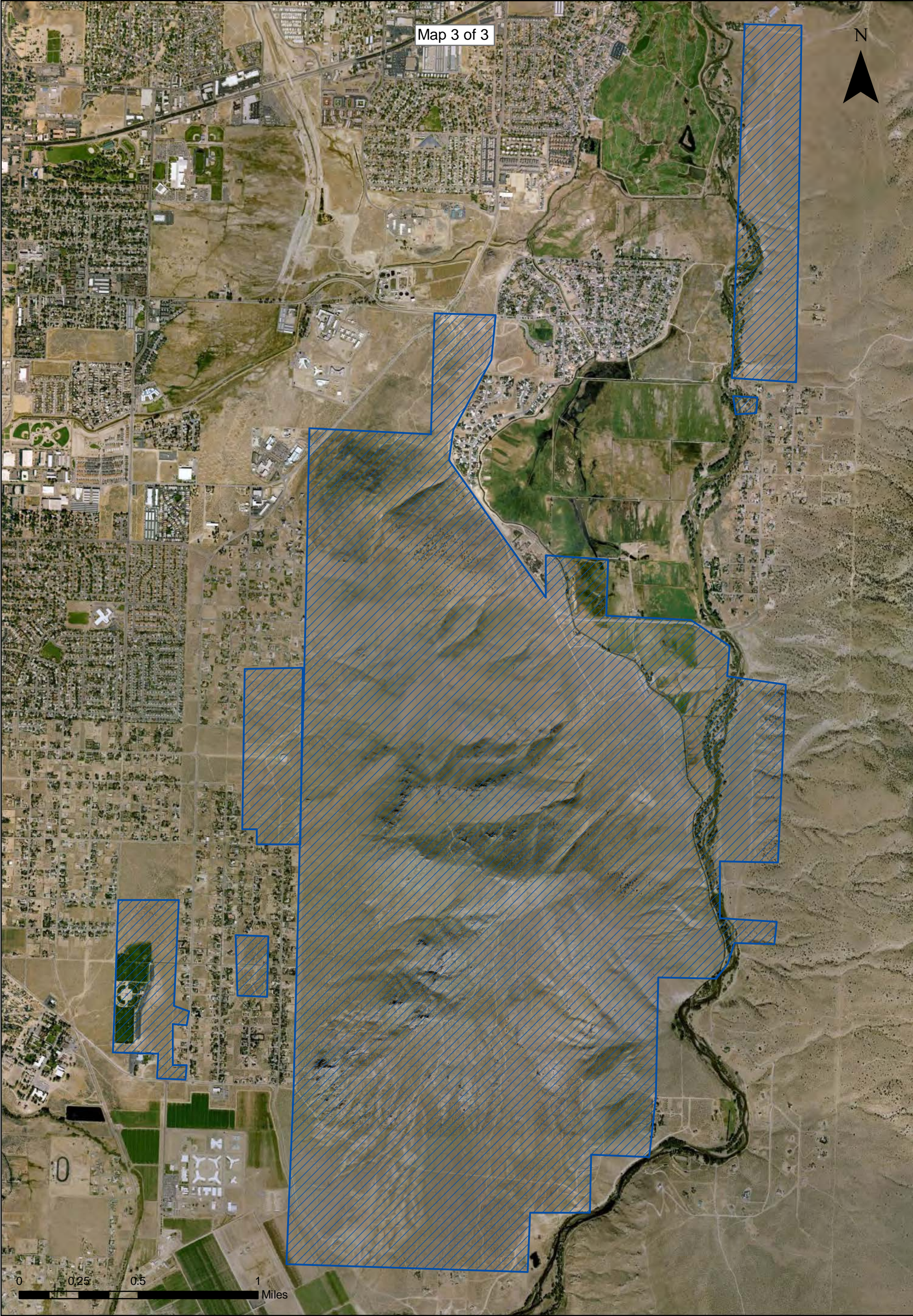
No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

Legend

-  Bently Property APN 010-011-24 and 010-011-25
-  OPLMA Conveyance Lands







Detail Map 3 of 3  
Area of Potential Effect

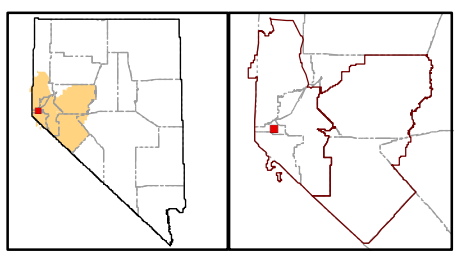
1:24,000 scale

Map based on Bing Maps aerial imagery licensed service provided by ESRI

**Legend**

 OPLMA Conveyance Lands

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.



United States Department of the Interior  
Bureau of Land Management  
Carson City District Office  
5665 Morgan Mill Rd.  
Carson City, NV. 89701  
(775) 885-6000

**Map Produced by:**  
5/02/2012RGC



[This page intentionally left blank.]

**APPENDIX C: KNOWN HISTORIC PROPERTIES WITHIN THE APE**

## **APPENDIX D: PROCEDURES FOR SEEKING AND CONSIDERING WASHOE TRIBAL INPUT**

### **I. Identification of Parties**

Consultation on the Undertaking was initiated in May 2011. Parties for consultation were identified by a cultural resources specialist (CRS) from the BLM Sierra Front Field Office of the Carson City District who had experience with tribal consultation in the area. A letter describing the Undertaking, the NHPA Section 106 process, and the PA was sent to the Washoe Tribe of Nevada and California, the federally recognized tribe with cultural and natural resource interests in the Carson City area. The letter formally invited the Washoe Tribe to participate in the development of the PA as a consulting party.

At a follow-up consultation meeting between the Tribal Historic Preservation Officer (THPO) and a BLM CRS, a map of the conveyance lands was provided and details of the lands conveyance were discussed, as well the fact that the Washoe Tribe could choose to participate and sign as a Concurring Party to the PA.

Carson City shall seek additional tribal input for implementation of future actions on the conveyed lands over the life of this PA in accord with its stipulations.

### **II. Methods for seeking input from the Washoe Tribe**

The methods of the City contacting, communicating, and coordinating with the Washoe Tribe will include letters, emails, telephone calls, and face-to-face meetings, as appropriate and necessary to afford the Washoe Tribe the opportunity to provide input.

#### **A. Letter Contact**

As early as possible in the planning process, Carson City's Authorized Officer or designee shall prepare a letter to the Washoe Tribe explaining the proposed project. The letter will be prepared to ensure that Washoe Tribe is part of the initial contact and scoping process. This letter will be signed by Carson City's Authorized Officer.

The letter will explain the proposed activity in sufficient detail to allow the Washoe Tribe to determine its level of interest, if any. The scope of work, a proposed schedule, and any significant activities, such as planned field visits or a decision date, will be included in the letter.

#### **B. Follow-up Telephone Contact**

Carson City's Authorized Officer or designee shall follow-up the initial letter with telephone contacts, beginning 10 business days after the letters have been mailed. Information from these telephone contacts will be documented in a telephone log format. This telephone log



will be kept up to date and will become part of the project record. Any follow-up action recommended by the Tribe will be noted. If a Signatory requests access to this log in writing, Carson City shall provide such access within 10 days of the request.

#### C. Planned Meetings

1. Carson City's Authorized Officer or designee shall meet with the Tribal Chairman and/or designated tribal representatives as soon as possible upon request of the Washoe Tribe in order to discuss the proposed project, a specific project phase, or related issues.
2. Meetings will take place at the appropriate Washoe Tribal office, in the field at the location of proposed activities, or at other mutually agreed-upon locations in order to minimize costs to tribal members and to facilitate participation.
3. Meeting dates will be coordinated with designated tribal points of contact at least 10 business days prior to the meeting date.
4. The meeting will be confirmed by a letter to the Tribal Chairman, with a copy furnished to the Tribal Historic Preservation Officer (THPO) or point of contact. The letter will include a purpose statement, a proposed agenda, and a list of Carson City attendees.
5. Meeting summaries will be prepared within five business days following the meeting and will be distributed to the Tribal Chairman and other appropriate parties in draft. Comments from these tribal representatives will be incorporated as appropriate before finalizing the notes. Carson City will distribute final meeting notes within 10 business days following distribution of the draft notes.

#### D. Concluding the Process

Carson City's Authorized Officer, in consultation with the SHPO, shall determine the appropriate point of closure of the process of seeking and considering tribal input regarding the proposed project. Carson City shall provide written documentation of this decision to the Tribal Chairman and representatives. If ongoing discussions are productive, Carson City and the Washoe Tribe will make that determination and outline the appropriate scope, level, and process for its continuance. This may include, but is not limited to, continued coordination between Washoe Tribe and Carson City staff, weekly project phase reporting, and participation of tribal monitors.

## **APPENDIX E: DISCOVERY AND UNANTICIPATED IMPACTS PROCEDURES**

In the event that previously unknown cultural resources are discovered within the area of potential effects, or that known resources are directly or indirectly impacted in an unanticipated manner, the following actions, at a minimum, would be initiated by Carson City in consultation with the Signatories:

- I. All activities will halt in the immediate vicinity of the discovery and all actions will be directed away from an area at least 100 meters in all directions from the point of discovery.
  - A. Carson City's Authorized Officer will be notified immediately by the contractors or Carson City staff working on the project. Carson City shall ensure that a consulting archaeologist, or other qualified individual with the proper expertise for the suspected resource type, is on-site as soon as possible.
  - B. Carson City shall notify SHPO, the Washoe Tribe, and other consulting parties as appropriate, within one business day of being notified of the discovery or unanticipated impact, and consider their initial comments on the situation.
  - C. In the event that a consulting archaeologist or other qualified individual is not immediately available, Carson City is required to cover and/or otherwise protect the resource until such time that the appropriate parties can be present for inspection and/or evaluation.
- II. The consulting archaeologist, or other qualified individual, shall assess the resource upon arriving at the site of the discovery. This assessment shall include, at a minimum, the:
  - A. The nature of the resource (e.g., number and kinds of artifacts, presence/absence of features). This may require screening of already disturbed deposits, photographs of the discovery, and/or other necessary documentation.
  - B. The spatial extent of the resource. This may require additional subsurface testing, mapping or inspection, as is appropriate to the resource.
  - C. The nature of deposition/exposure. This may require interviews with construction personnel, other persons having knowledge concerning the resource or, in rare instances, the expansion of existing disturbances to establish the characteristics of the deposits.
- III. Discoveries and unanticipated impacts to known resources will be managed according to the provisions of this PA. After consultation with the appropriate parties, Carson City shall make a recommendation of eligibility, treatment, and effect. If necessary, Carson City, in consultation with the SHPO, BLM, and the Washoe Tribe, shall ensure that a treatment plan is prepared following the guidance provided in this PA.

- IV. Any items covered by NRS 383, *Protection of Indian Burial Sites*, encountered in a discovery, or unanticipated impact situation, will be handled according to Nevada state laws, as appropriate.
- V. All project activities in the area of the discovery will remain halted until Carson City documents that identification and treatment are complete and provides this record to all Signatories. The Signatories will have five business days to provide comment to Carson City.

[This page intentionally left blank.]



# Appendix C

---

NRCS Conservation Plan for Silver Saddle Ranch

[This page intentionally left blank.]

## Silver Saddle Ranch Grazing Plan



## **Introduction**

The Silver Saddle Ranch is a publicly owned ranch. It is in an easement with BLM and Carson City. Carson City plans to take it completely over in the near future. It is situated next to the Carson River and receives irrigation water from the Mexican Ditch. It is one of the last operating lands in Carson City. It is the start of a chain of operating land and open space along this stretch of the Carson River. It is currently being leased to Michael H. Andersen who also has other lands he operates on. The ranch has approximately 80 acres of pastureland used by Michael H Andersen cows. There are 22 acres of non-irrigated agricultural land, 12 acres that are fenced off and considered wildlife areas where no grazing is currently allowed, and 25 acres at the mitigation wetlands on the north side of Carson River Road. He usually hays the pasture fields one time a year getting about 160 tons of hay. This is done between mid June and mid July. He follows the cutting with aftermath grazing in the fall/winter averaging 200 AUMs.

## **Goals and Objectives**

Maintain the open space, green pasture aesthetics of an historical ranch by balancing the ranching operation with recreation needs and maintaining or improving wildlife habitat. These goals can be met through management of grazing animal distribution and grazing efficiency with additional fencing, water facilities, irrigation efficiency, and the implementation of a refined hay cutting and grazing system. The limiting grazing factor is water. If there is more water in the fall than more cattle can graze. Currently those areas labeled wildlife have no grazing or very little grazing. Planned grazing practices are being considered to help maintain the health and vigor of the vegetation in these areas.

## **Forage Resources**

The pastures are cut for hay between June 15 and July 1. They are aftermath grazed through the fall and winter. Forage production data and hay production information were used to estimate animal unit months (AUM) and initial stocking rates. An animal unit (AU) is considered one mature cow of approximately 1000 pounds and a calf less than six months of age. The national Range and pasture handbook lists the forage requirement for an animal unit at 26 pounds oven-dry weight per day per animal unit or approximately 900 pounds of forage per month (USDA-NRCS 2003).

Forage in fields 2-5 consists of Orchard grass, clover and other native perennial grasses. Field 2 and 3 are the most productive and produce the best hay. Field 5 sometimes doesn't get hayed due to poor production. On the ground forage estimates were conducted in the summer of 2011 which was one of the best production years in a long while. Potential production was taken from the web soil survey as a max potential the land can produce if managed properly. Average production data and estimated carrying capacity for the pasture are displayed in Table 1 for cows. The existing calculations were based on actual values clipped from the field early summer 2011 before the first hay cutting. This year was an above average precipitation year. The clipped data ranged from a low end of 2496 lbs forage to a high end of 5772 lbs. We used the average of the information gathered. Harvest efficiency is the total percent of vegetation ingested by a grazing animal compared to the total amount of vegetation grown in the area in a given year. (Appendix C. Inventory Spreadsheet)



Forage resources in wildlife areas can be varied. Clipped data was close to what the potential production in the soil surveys indicated. Areas varied from high producing to lower producing. The lower producing areas had some weeds of concern. The higher producing areas had decedent vegetation starting to take over. Field 1 and 6 are wetter and are influenced by irrigation water. Field 7 doesn't get much additional water and varied in production, but was lower than what the potential was. It had some salt grass and dryer areas with some weeds. Field 8 has rabbit brush and sagebrush coming back in with most of the grass understory being cheatgrass. Cheatgrass production varies from year to year. Field 10 has a varied understory with trees, grass, and shrubs. It has a lot of debris from the trees that, if cleaned up, could improve production of understory herbaceous species and fuels load.

**Table 1 – Animal Unit Months Pasture**

Soils	Acres	Fields	Existing AU/Ac*	Potential AU/Ac*	Existing Production (lbs/ac) Plots	Potential Production (lbs/ac) Soil Survey	Existing AUM's	Potential AUM's
11,36	84.8	2,3,4, 5	2.2	3.3	4000 (10 Plots)	6000	187	280
Total							187	280

\* Average Forage Production x 50% harvest efficiency ÷ 900 lbs forage for one AU = AU/AC

**Table 2 – Animal Unit Months Wildlife/River Corridor**

Soils	Acres	Fields	Potential AU/Ac*	Potential Production (lbs/ac) Soil Survey/Plot	Potential AUM's
11,36	26.8	1,6,	2.7	5000	72
	4.6	7	.9	1700	4
61	17.3	8	.4	800	7
57	15	10	.9	1700	14
Total	63.7				97

\* Average Forage Production x 50% harvest efficiency ÷ 900 lbs forage for one AU = AU/AC

## Grazing Management

### Livestock

The current livestock herd consists of on average 40 cow/calf pairs with no more than 60 at one time. They graze the fields from late September through the first part of April. Hay is fed when it snows, usually December and January. They supplement with protein buckets and salts. Pasture 2 is grazed by itself if water can get into the ditches otherwise it is grazed with field 3, which has a trough. Pasture 4 and 5 are grazed together because Pasture 5 has a trough.

### Recommended Grazing Management

The planned grazing schedule will allow for required growth of the key forage species and a logical rotation. Additional watering facilities in field 2 and 4 will improve grazing management by allowing for improved utilization and rotation management.

The estimated carrying capacity on the entire property is 187 AUMs divided by 6 months equates to approximately 31 animal units. The tables below predict how many animals can be in each pasture for a set amount of time before they should be moved or fed hay to allow for optimum vegetation re-growth. The stocking rate numbers by management unit in Table 2 assumes existing production. Table 3 displays the stocking rate numbers assuming potential production. Wildlife areas currently have limited grazing or none at all Table 3 also shows the potential for the wildlife areas. Table 4 shows more details on stocking rate by months instead of days.

**Table 2 – Existing Stocking Rate and Grazing Duration Pasture  
(Based on a 30 day month and 50% harvest efficiency)**

Pasture	Acres	AUMs	Grazing Duration (AUM ÷ 40 (AU)* 30days) 40 Cows in pasture
2	16.7	37	28
3	19.9	44	33
4	22.3	49	37
5	25.9	57	43
<b>Total</b>	<b>84.8</b>	<b>187</b>	<b>141 Days</b>

**Table 3 – Potential Stocking Rate and Grazing Duration  
(Based on a 30 day month and 50% harvest efficiency)**

Pasture	Acres	AUMs	Grazing Duration (AUM ÷ 40 (AU)* 30days) 40 Cows in pasture
2	16.7	55	41
3	19.9	66	50
4	22.3	74	55
5	25.9	85	64
<b>Total</b>	<b>84.8</b>	<b>280</b>	<b>210 Days</b>

<b>Wildlife Areas</b>	<b>Acres</b>	<b>AUMs</b>	<b>Grazing Duration</b> (AUM ÷ 40 (AU)* 30days) <b>40 Cows in pasture</b>
1,6	26.8	72	54
7	4.6	4	3
8	17.3	7	5
10	15	14	10
	<b>63.7</b>	<b>97</b>	<b>72 Days</b>

**Table 4 – Stocking Rate Pasture**

<b>Livestock</b>	<b>AC</b>	<b>AUMs</b>	<b>1 Month</b>	<b>3 Month</b>	<b>6 Month</b>	<b>9 Month</b>	<b>12 Month</b>
Cattle	84.8	187	187	62	31	21	16

Vegetative growth is dependent on snowpack runoff and associated irrigation, growing degree days, and other variables and can be adjusted annually accordingly to prevent under or over-utilization of vegetation. It is recommended that a pasture grazed early one year will be grazed late the next year if grazing occurs during the growing season. Current grazing occurs towards the end of the growing season. Plants should not be grazed below 3 inch stubble. This will allow for optimum leaf surface area to start the next growing season. If grazing starts prior to the end of the growing season consideration needs to be made on when to start grazing and when to stop in accordance with forage growth patterns and livestock should be removed from the fields during irrigation for 2 to 3 days or until the soil is dry to prevent compaction.

By following these grazing recommendations along with the irrigation improvements an increase in pasture production, reduced soil compaction, and improved water holding capacity of the soils will increase your existing capacity.

#### **Wildlife areas and grazing management**

Intensive short duration grazing can help maintain a healthy stand of vegetation that helps keep habitat healthy and reduces the fuel loads. Grazing should occur in the late summer through the winter to prevent conflict during bird nesting season in the wildlife areas.

#### **Other Management Considerations**

**Fertilization:** Soil test should be done prior to fertilization. It can help improve pasture condition and optimum yields. When applying fertilizer managing the amount (Rate), source, placement (method of Application), and timing of plant nutrients, and soil amendments needs to be considered to prevent undue harm to the soil and water conditions on your property and the neighboring property.

**Weed management:** Can help improve pasture condition towards the optimum yields. When applying pesticides the work shall consist of furnishing appropriate materials, qualified labor, and adequate equipment to properly apply pesticides for the environmentally safe control and management of targeting pest species. All pesticides shall be applied according to the label and safely disposed of to prevent undue harm to the soil and water conditions on your property and the neighboring properties.

**Irrigation Water Management:** Can help improve pasture condition towards the optimum yields by properly determining and controlling the volume, frequency, and application rate of irrigation water in a planned and efficient manner. Proper irrigation should be coordinated with fertilizing and spraying to decrease non-point source pollution. Livestock should be removed during irrigation to prevent compaction. Following irrigation proper drying periods should be followed to optimize production. Proper management can help determine when water should be applied, amount, uniformity of application, capability to control delivery and to recognize when erosion problems form.

## **Monitoring**

Monitoring is essential in determining whether current grazing practices and treatments are meeting the desired objectives. It is recommended that all monitoring points are not marked in a way that they attract livestock to the monitoring point. The following monitoring methods will provide the needed information to make informed management decisions.

### **1) Pasture Condition Scoring**

Information should be gathered several times a year as follows: before livestock are placed in the pasture, at the peak of the forage supply, at the low forage supply, as plant stress appears, near the end to help decide when to move the livestock, going into the winter season, late winter and during thaws or wet periods. Monitoring will include observations of the plant species, cover, residue, diversity, and vigor, livestock concentration areas, uniformity of use, erosion areas, percent legume, and soil compaction. See attached document for details.

### **2) Photo Points**

Permanent photo points should be established at key areas in all management units. Photos should be taken prior to and following any treatment or grazing. Photos should be taken in all four cardinal directions; if possible a distinctive distant landmark should be identifiable in all photos to aid in future comparison. Close-up photos should also be taken of the ground surface at the photo point prior to and following grazing in order to show degree of use. An object of known size should be present in all photos to show scale.

### **3) Grazing Use Records**

Records of grazing use showing the dates and duration livestock use each field should be kept. These records may be kept on an ordinary calendar or a provided NRCS grazing record book.

### **4) Stubble Height**

Stubble height of key plant species at the end of the grazing period indicates the net effect of grazing. Stubble can be useful for moisture retention and control of surface erosion.



## 5) Production

Production sampling should be done before and after an area has been treated (i.e. seeding or fertilizing) this information can be used to see how effective the treatment was and provide necessary information to adjust stocking rates.

## Evaluation

Grazing management can be fine tuned through adaptive management. Adaptive management is the continual process of adjusting management based on a changing management situation as well as learning from the evaluation of monitoring data and research. It often involves management for the purpose of learning to improve future management.

Follow-up evaluation assistance will be provided by NRCS. A review will be conducted on the applied grazing management system. The monitoring data and observations of the trends will be reviewed for the plant community response, herd health, and performance. Adjustment to the grazing management strategies may be needed based on the evaluation.

## Contingency Plan

In the event that drought reduces the available forage resources, it is imperative that there is a contingency plan to deal with these scenarios. The best time to make drought decisions is between last year's killing frost and this year's spring green up. Over grazing can cause drought like conditions even with average precipitation.

### a) Drought/Insects:

In the event that available forage resources do not meet grazing animal requirements a combination of the following actions may need to be taken to minimize negative long term impacts.

- Identify critical conditions
- Dates: change duration and timing (following dry years grazing should be delayed 2-4 weeks to allow vegetation to replenish its resources and maximize production the rest of the year.)
- Reduce herd size
- Early weaning of calves
- Early marketing of yearlings
- Cull low-producing cows
- Supplemental feed
- Obtain additional grazing resources

<http://drought.unl.edu/ranchplan/Overview.aspx>: a guide to help with the planning.

## **References:**

USDA, Natural Resources Conservation Service. 2003. National Range and Pasture Handbook. U.S. Department of Agriculture, NRCS Grazing Lands Technology Institute. Washington, D.C.

USDA, Natural Resources Conservation Service. 2009. Nevada Prescribed Grazing (528) Conservation Practice Standard and Specification. U.S. Department of Agriculture, Reno State Office, Nevada.

USDA, Natural Resources Conservation Service. 2001. Guide to Pasture condition Scoring. US Department of Agriculture, NRCS Grazing Lands Technology Institute. Washington, D.C.

Cow-calf Management Library: Drought management strategies for beef cattle CL1130. 2000. Cooperative extension System. Paterson, John; Funston, Rick; Carlstrom, Ron, Montana State university; Lardy, Greg; North Dakota state university.



MINDEN SERVICE CENTER  
1702 COUNTY RD  
MINDEN, NV 89423-4460  
(775) 782-3661

TRINA JOHNSON  
SOIL CONSERVATIONIST

## Conservation Plan

CITY OF CARSON  
3303 BUTTI WAY STE 9  
CARSON CITY, NV 89701

OBJECTIVE(S):  
Maintain the open space, green pasture aesthetics of a historic ranch by balancing the ranching operation needs with recreation needs and maintaining or improving wildlife habitat.

Silver Saddle Ranch is located adjacent to the Carson River with the Pinenut Mountains to the East and Prison Hill to the West. Currently it is being operated by a leasee who hays the pasture one time a year and aftermath grazes in the winter. This plan addresses current and potential resource concerns. Scheduled practices are priority concerns and the others will be scheduled as needed during this

### Grazed Range

Tract: 4

#### Brush Management

Remove, reduce or manipulate brush species to achieve the desired plant community through mechanical and chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

#### Dust Control on Unpaved Roads and Surface

When necessary control direct particulate matter emissions produced by vehicle and machinery traffic or wind action from unpaved roads and other surfaces by applying a palliative on the surface or spray with water during high use events. This is currently not required by law but should be considered if wind erosion becomes a concern.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	5000 sq ft		As Needed		
9	1000 sq ft		As Needed		
Total:	6000 sq ft				

## Fence

Construct/replace a fences as needed to protect water quality (Carson City watershed) and optimize operation efficiency for use as a barrier to wildlife, livestock, or people. A "Fencing Plan" will be provided specifying the type of fencing materials and installation specifications.

### Operation and Maintenance:

Inspect the fences on a regular basis. Inspect fences after storm events. Maintenance and repairs will be performed in a timely manner as needed.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	3700 ft	11	2020		
Total:	3700 ft				

## Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. Spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.)

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	5	Yearly		
Total:	17.3 ac				

## Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	5	Yearly		
Total:	17.3 ac				

## Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along the irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity and vigor.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	1900 ft	11	2020		
Total:	1900 ft				



### Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
9	178 ac	11	2020		
Total:	195.3 ac				

### Prescribed Grazing

Graze at an intensity which will maintain enough vegetative cover to protect the soil and maintain or improve the quantity and quality of desirable vegetation. This land will be managed so that not more than \_\_65\_\_% of the current season growth on the major forage species is removed each grazing season. Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager. Please refer to specific details for your land in the attached forms NV-CPA-528, Prescribed Grazing (528) Conservation Practice Documentation Worksheet, NV-ECS-15 Grazing Schedule Worksheet, and NV-ECS-414 Proper Grazing Use Record and the prescribed grazing plan.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

### Range Planting

Establish adapted perennial vegetation to restore a plant community similar to historic climax or establish the desired plant community based on land manager's objectives and to prevent undesirable plant species from establishing.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

### Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
9	178 ac	11	2020		
Total:	195.3 ac				

### Trails and Walkways

Develop and maintain pathway for pedestrian, equestrian, and/or cycle travel to provide recreation travel routes.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	4200 ft	11	2020		
9	14000 ft	11	2020		
Total:	18200 ft				

### Tree/Shrub Establishment

Establish woody plants for the planned purpose. Please refer to specific details for your land in the attached form NV-CPA-612, Tree and Shrub Establishment (609) Conservation Practice Documentation Worksheet.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	5	2020		
Total:	17.3 ac				

### Upland Wildlife Habitat Management

Where appropriate create, maintain or enhance area(s) to provide upland wildlife food and cover.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

### Watering Facility

When necessary install/replace a water drinking facility for livestock and/or wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	1 no	11	2020		
Total:	1 no				

## Headquarters

Tract: 4

### Brush Management

Remove, reduce or manipulate brush species to achieve the desired plant community through mechanical and chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	11	2020		
Total:	4 ac				

### Dust Control on Unpaved Roads and Surface

When necessary control direct particulate matter emissions produced by vehicle and machinery traffic or wind action from unpaved roads and other surfaces by applying a palliative on the surface or spray with water during high use events. This is currently not required by law but should be considered if

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	6100 sq ft		As needed		
Total:	6100 sq ft				

### Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	5	Yearly		
Total:	4 ac				

### Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	5	Yearly		
Total:	4 ac				

### Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along the irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	1 ft	11	2020		
Total:	1 ft				

### Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	11	2020		
Total:	4 ac				

### Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	11	2020		
Total:	4 ac				

### Trails and Walkways

Develop and maintain pathway for pedestrian, equestrian, and/or cycle travel to provide recreation travel routes.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	1 ft	11	2020		
Total:	1 ft				

### Tree/Shrub Establishment

Establish woody plants for the planned purpose of improving wildlife habitat and recreation aesthetics.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	5	2020		
Total:	4 ac				

## Well Water Testing

Test for physical, biological and chemical characteristics of well water to ensure water quality for livestock and human health.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	1 no	11	2020y		
Total:	1 no				

## Pasture

### Tract: 4

## Brush Management

When necessary remove, reduce or manipulate brush species to achieve the desired plant community around the field edges through mechanical and or chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

## Fence

Construct/replace a fence as needed to protect water quality (Carson City watershed) and optimize operation efficiency for use as a barrier to wildlife, livestock, or people. A "Fencing Plan" will be provided specifying the type of fencing materials and installation specifications.

### Operation and Maintenance:

Inspect the fences on a regular basis. Inspect fences after storm events. Maintenance and repairs will be performed in a timely manner as needed.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	4400 ft	11	2020		
3	4600 ft	11	2020		
4	4000 ft	11	2020		
5	4600 ft	11	2014/2020		
Total:	17600 ft				



### Forage and Biomass Planting

When necessary establish forage species for grazing or mechanical harvest. Fields will be planted following the preparation of an adequate seedbed. Fields will be planted to an adapted species to be determined by the soil, moisture, and management requirements. It may be necessary to develop a weed management program to insure adequate stand. Pasture mixture should contain at least one grass and one legume.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	9	2020		
3	19.9 ac	9	2020		
4	22.3 ac	9	2020		
5	25.9 ac	9	2020		
Total:	84.8 ac				

### Forage Harvest Management

Cutting and removal of forages from the field as hay, greenchop, of ensilage. Please refer to specific details for your land in the attached form NV-CPA-511, Forage Harvest Management (511) Conservation Practice Documentation Worksheet. Cutting occurs one time a year on this pasture system.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	9	2020		
3	19.9 ac	9	2020		
4	22.3 ac	9	2020		
5	25.9 ac	9	2020		
Total:	84.8 ac				

### Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	5	Yearly		
3	19.9 ac	5	Yearly		
4	22.3 ac	5	Yearly		
5	25.9 ac	5	Yearly		
Total:	84.8 ac				

### Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	5	Yearly		
3	19.9 ac	5	Yearly		
4	22.3 ac	5	Yearly		
5	25.9 ac	5	Yearly		
Total:	84.8 ac				

### Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along the irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity and health.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1200 ft	11	Yearly		
3	1200 ft	11	Yearly		
4	2100 ft	11	Yearly		
5	2400 ft	11	Yearly		
Total:	6900 ft				

### Irrigation System, Surface and Subsurface

Maintain an irrigation system for efficient distribution of irrigation water by surface or subsurface means. Clean annually to assure even irrigation water distribution. Water-control structures will be installed to provide efficient distribution of irrigation water. Irrigation water comes from the Mexican

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	6	Yearly		
3	19.9 ac	6	Yearly		
4	22.3 ac	6	Yearly		
5	25.9 ac	6	Yearly		
Total:	84.8 ac				

### Irrigation Water Management

Control the rate, amount and timing of irrigation water to minimize soil erosion and control water loss from runoff and deep percolation. The water will be managed to meet the needs of the crop being grown and according to the moisture holding capacity of the soil. The amount and timing of water application will be managed to prevent over irrigation, excessive runoff, erosion, and/ or puddling of the soil surface. See attached documents for specific irrigation recommendations. Water will be applied to these fields at a rate and in such a manner that the crops can use it in an efficient manner.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	6	Yearly		
3	19.9 ac	6	Yearly		
4	22.3 ac	6	Yearly		
5	25.9 ac	6	Yearly		
Total:	84.8 ac				

### Nutrient Management

Manage the amount, form, placement and timing of plant nutrient application. Follow soil tests for the proper application rates, timing, and methods of application to provide needed crop nutrients and to minimize the movement of nutrients to ground and surface water.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	6	2020		
3	19.9 ac	6	2020		
4	22.3 ac	6	2020		
5	25.9 ac	6	2020		
Total:	84.8 ac				

### Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

### Prescribed Grazing

Graze at an intensity which will maintain enough vegetative cover to protect the soil and maintain or improve the quantity and quality of desirable vegetation. This land will be managed so that not more than 65% of the current season growth on the major forage species is removed each grazing season. Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager. Please refer to specific details for your land in the attached forms NV-CPA-528, Prescribed Grazing (528) Conservation Practice Documentation Worksheet, NV-ECS-15 Grazing Schedule Worksheet, and NV-ECS-414 Proper Grazing Use Record and prescribed grazing plan.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	Yearly		
3	19.9 ac	11	Yearly		
4	22.3 ac	11	Yearly		
5	25.9 ac	11	Yearly		
Total:	84.8 ac				

### Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

### Structure for Water Control

A structure for water control will be installed for the purpose(s) of controlling the movement of irrigation water. The planned structures include but aren't limited to the following: concrete cross check structures, outlet pipes, culverts, diversion box, pipe. When function/ life expectancy has expired structures should be replaced. The current lease holder plans to use wood boards however metal gates are a possibility. An engineering plan with construction specifications will be provided for the installation of the structure for water control.

Operation and Maintenance:

Inspect structures. Checked for debris, removal after major storms and at least semi-annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	10 no	11	2013		
3	8 no	11	2013		
4	13 no	11	2013		
5	11 no	11	2013		
Total:	42 no				

### Upland Wildlife Habitat Management

Where appropriate create, maintain or enhance area(s) to provide upland wildlife food and cover.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

### Watering Facility

When necessary install/replace a water drinking facility for livestock and/or wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1 no	11	2020		
3	1 no	11	2020		
4	1 no	11	2020		
5	1 no	11	2020		
Total:	4 no				

### Well Water Testing

Test for physical, biological and chemical characteristics of well water to ensure water quality for livestock and human health.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1 no	11	2020		
3	1 no	11	2020		
4	1 no	11	2020		
5	1 no	11	2020		
Total:	4 no				

### Wildlife

**Tract: 4**

#### Brush Management

When necessary remove, reduce or manipulate brush species to achieve the desired plant community around the field edges through mechanical and or chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
7	4.6 ac	11	2020		
10	1.6 ac	11	2020		
Total:	31.4 ac				



## Clearing and Snagging

Remove snags, drifts and other obstructions to improve Fuels, habitat and channel flow capacity.

Field	Planned Amount	Month	Year	Applied Amount	Date
10	3700 ft	11	2020		
Total:	3700 ft				

## Fence

Construct/replace a fence as needed to protect water quality (Carson City watershed) and optimize operation efficiency for use as a barrier to wildlife, livestock, or people. A "Fencing Plan" will be provided specifying the type of fencing materials and installation specifications.

Operation and Maintenance:

Inspect the fences on a regular basis. Inspect fences after storm events. Maintenance and repairs will be performed in a timely manner as needed.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	4500 ft	11	2020		
6	1450 ft	11	2020		
7	2300 ft	11	2020		
10	3700 ft	11	2020		
Total:	11950 ft				

## Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	5	Yearly		
6	1.6 ac	5	Yearly		
7	4.6 ac	5	Yearly		
10	25.2 ac	5	Yearly		
Total:	49 ac				

## Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	5	Yearly		
6	1.6 ac	5	Yearly		
7	4.6 ac	5	Yearly		
10	4.6 ac	5	Yearly		
Total:	36 ac				

### Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along an irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity and vigor.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	6100 ft	11	Yearly		
6	700 ft	11	Yearly		
7	800 ft	11	Yearly		
Total:	7600 ft				

### Irrigation System, Surface and Subsurface

Maintain an irrigation system for efficient distribution of irrigation water by surface or subsurface means. Clean annually to assure even irrigation water distribution. Water-control structures will be installed to provide efficient distribution of irrigation water. Irrigation water comes from the Mexican ditch.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	6	Yearly		
7	4.6 ac	6	Yearly		
Total:	29.8 ac				

### Irrigation Water Management

Control the rate, amount and timing of irrigation water to minimize soil erosion and control water loss from runoff and deep percolation. The water will be managed to meet the needs of the crop being grown and according to the moisture holding capacity of the soil. The amount and timing of water application will be managed to prevent over irrigation, excessive runoff, erosion, and/ or puddling of the soil surface. See attached documents for specific irrigation recommendations. Water will be applied to these fields at a rate and in such a manner that the crops can use it in an efficient manner.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	6	Yearly		
7	4.6 ac	6	Yearly		
Total:	29.8 ac				

### Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
6	25.2 ac	11	2020		
7	4.6 ac	11	2020		
10	25.2 ac	11	2020		
Total:	49 ac				

### Prescribed Grazing

Graze at an intensity which will maintain enough vegetative cover to protect the soil and maintain or improve the quantity and quality of desirable vegetation. This land will be managed so that not more than 65% of the current season growth on the major forage species is removed each grazing season. Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager. Please refer to specific details for your land in the attached forms NV-CPA-528, Prescribed Grazing (528) Conservation Practice Documentation Worksheet, NV-ECS-15 Grazing Schedule Worksheet, and NV-ECS-414 Proper Grazing Use Record and the prescribed grazing plan.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	Yearly		
6	1.6 ac	11	Yearly		
7	4.6 ac	11	Yearly		
10	4.6 ac	11	Yearly		
Total:	36 ac				

### Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	2000 ac	11	2020		
6	1.6 ac	11	2020		
7	4.6 ac	11	2020		
10	25.2 ac	11	2020		
Total:	49 ac				

### Riparian Forest Buffer

A riparian forest buffer will be maintained along the river corridor.

#### Operation and Maintenance:

Inspect the riparian forest buffer periodically and protect from adverse impacts such as excessive vehicular and pedestrian traffic, pest infestations, concentrated flows, pesticides, livestock or wildlife damage and fire.

Replace dead trees or shrubs, and control of undesirable vegetative competition will be continued until the buffer is, or will progress to, a fully functional condition.

Field	Planned Amount	Month	Year	Applied Amount	Date
10	17.6 ac	11	2020		
Total:	17.6 ac				

### Structure for Water Control

A structure for water control will be installed for the purpose(s) of controlling the movement of irrigation water. The planned structures include but aren't limited to the following: concrete cross check structures, outlet pipes, culverts, diversion box, pipe. When function/ life expectancy has expired structures should be replaced. The current lease holder plans to use wood boards however metal gates are a possibility. An engineering plan with construction specifications will be provided for the installation of the structure for water control.

Operation and Maintenance:

Inspect structures. Checked for debris, removal (if necessary) after major storms and at least semi-

Field	Planned Amount	Month	Year	Applied Amount	Date
1	5 no	11	2020		
7	2 no	11	2020		
Total:	7 no				

### Trails and Walkways

Develop and maintain pathway for pedestrian, equestrian, and/or cycle travel to provide recreation travel routes.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	2000 ft	11	2020		
7	1300 ft	11	2020		
10	3500 ft	11	2020		
Total:	6800 ft				

### Tree/Shrub Establishment

Establish woody plants for the planned purpose of improving wildlife habitat and recreation aesthetics.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
6	1.6 ac	11	2020		
7	4.6 ac	11	2020		
10	25.2 ac	11	2020		
Total:	49 ac				

### Upland Wildlife Habitat Management

Where appropriate create, maintain or enhance area(s) to provide upland wildlife food and cover.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
7	4.6 ac	11	2020		
10	3700 ac	11	2020		
Total:	47.4 ac				

**Watering Facility**

When necessary install/replace a water drinking facility for livestock and/or wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	1 no	11	2020		
7	1 no	11	2020		
Total:	2 no				

**Wetland Wildlife Habitat Management**

Where appropriate retain, create, or manage wetland habitat for water fowl, fur bearers, or other wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	1.6 ac	11	2020		
6	1.6 ac	11	2020		
Total:	3.2 ac				



---

## CERTIFICATION OF PARTICIPANTS

---

\_\_\_\_\_  
CITY OF CARSON

\_\_\_\_\_  
DATE

---

## CERTIFICATION OF:

---

SOIL CONSERVATIONIST

\_\_\_\_\_  
TRINA JOHNSON

\_\_\_\_\_  
DATE

CONSERVATION DISTRICT

\_\_\_\_\_  
CARSON VALLEY CONSERVATION

\_\_\_\_\_  
DATE

---

### PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

### PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

### USDA NON-DISCRIMINATION STATEMENT

"The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, family status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer."

# Appendix D

---

Silver Saddle Ranch Facilities and Assets

[This page intentionally left blank.]

### Silver Saddle Ranch Facilities and Assets

Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
Water System	1980	\$34,802.00	n/a	Centrifugal automatic potable water system to the white house- do deficiencies noted
Pumphouse - Whitehouse	1960	\$2,080.00	25 Sq Ft	This is a pump house associated with the White House area. Has structural, roof, electrical and mechanical systems. There are no deficiencies associated with the electrical and mechanical. There are minor issues with the roof and structural components
Maintenance Shed (1)	1960	\$116,306.00	450 Sq Ft	An older Quonset Hut storage building with a curved metal roof. There are no mechanical systems associated with this asset. The shed has an electrical system with no deficiencies noted. There were no roof deficiencies noted at the time of inspection. The structural components have minor deficiencies
Maintenance Shed (2)	1970	\$297,227.00	1,155 Sq Ft	Building has structural, roof and electrical systems. There are not mechanical systems. There are no electrical deficiencies at this time. Roof has reached end of useful life.. Structural deficiencies include weathered exterior paint
Maintenance Shed (3)	1970	\$311,960.00	1207 Sq Ft	Building has structural roof and electrical systems. There are no electrical deficiencies at this time. Roof deficiencies include a damaged roof. Structural deficiencies include weathered exterior paint
CMU Utility Building (1)	1970	\$1,664.00	20 Sq Ft	Utility support building for the site. Consists of structural, roof, and electrical systems. There are no mechanical systems associated with this building. Structural deficiencies include rotted roof trim and weathered paint

Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
CMU Utility Building (2)	1970	\$1,248.00	15 Sq Ft	Utility support building for the site. Consists of structural, roof, and electrical systems. There are no mechanical systems associated with this building. Structural deficiencies include rotted trim and weathered paint
Secondary House (2)	1935	\$55,594.00	668 Sq Ft	A combination of uses. It consists of the foremans house/office, carport, and storage/shops. This building has structural, roof and electrical systems. There are no mechanical systems. There were no electrical deficiencies noted at the time of inspection. Roof deficiencies include aged, weathered and missing shingles. Structural deficiencies include weathered exterior paint.
Shed-Cellar (3)	1940	\$290,949.00	1,750 Sq Ft	
Vehicle Storage Shed (4)	1990	\$407,329.00	2,450 Sq Ft	
Hay Shed (5)	1980	\$734,191.00	4,416 Sq Ft	
Animal Shed (6)	1960	\$143,814.00	1,728 Sq Ft	A metal building with a metal roof. It is enclosed on three sides and is shelter for animals. Has structural and roof systems. There are not electrical or mechanical systems installed. No deficiencies noted
Shack Tack Room (7)	1940	\$292,270.00	1,782 Sq Ft	A part of a larger animal shed. It is used as storage/tack room and is installed with electrical and mechanical systems. There are no deficiencies at this time
Animal Shed Addition (8)	1960	\$212,724.00	2,556 Sq Ft	A metal building with a metal roof system. Is an addition to the tack room and provides shelter for the animals. There are no electrical or mechanical systems in the building. There are no deficiencies noted
Animal Shed (9)	1990	\$158,794.00	1,980 Sq Ft	A metal building with a metal roof system. No electrical or mechanical systems. No deficiencies at this time



Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
Vet-calving Shed	1960	\$20,390.00	245 Sq Ft	A small frame structure with a metal roof system with a metal roof system. The building is installed with electrical and mechanical systems. It is used by the vet to store medical supplies and equipment. There were no deficiencies at this time
Chicken Coop	1940	\$14,980.00	180 Sq Ft	Combination of two structures. There is 100 S.F. storage shed with a pitched roof and an old chicken coop with a nearly flat metal roof. Has structural and roof systems. There is no electrical or mechanical systems included. The building is nearing the useful life and should be replaced within 5 years.
Fee Shack	1980	\$7,175.00	25 Sq Ft	An old abandoned fee station that has structural and roof systems only. There are no electrical or mechanical systems at this asset. Roof deficiencies include aged, weathered, and missing shingles. Structural deficiencies include a broken window, weathered exterior paint, end building exterior wood nearing end of useful life
Potable Water source	1980	\$34,802.00		Water supply from local area water system. This asset does not have any electrical, structural or roof systems. There are no deficiencies at this time
Red house unimproved parking area	1980	\$3,810.00	560 Sq Yds	In front of the Red house
Parking area	1998	\$99,872.00	1,450 Sq Yds	The regular parking area for the Red house
SSR single vault	2001	\$28,650.00	56 Sq Ft	
SSR double vault	2001	\$89,021.00	174 Sq Ft	
Red House	1934	\$368,313.00	1,200 Sq Ft	
White House	1980	\$107,886.00	768 Sq Ft	
Red House bridge	2003	\$104,352.00	320 Sq Yds	
Lower Field Bridge	2003	\$104,352.00	320 Sq Yds	
Silver Saddle Ranch	1934	\$6,301,200.00	700 acres	
Barbed Wire Fence	1990	\$152,668.00	18,000 linear ft	

Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
Picnic Tables	1990	\$17,000	10 each	Picnic table units located in the yard adjacent to the Red House
Mexican Ditch Roadway	1960	\$64,375.00	13,200 Sq Yds	Unimproved site roadway along Mexican Ditch. No deficiencies noted
Site Roadway	1995	\$1,391,651.00	26,752 Sq Yds	Improved site roadway through the site.
Carson River Access	1990	\$4,575.00	15,000 Linear Ft	Carson River access within the property
Sewer System Drain Field	1990	\$121,494.00	n/a	Sewer system serves the silver saddle ranch location.
Kiosk	1998	\$5,255.00	1 each	Information Kiosk at the entry to the SSR
SSR Corrals Sections	1960	\$38,045.00	1,222 Feet	Corrals are constructed of a combination of wood, woven wire and pre-manufactured pipe corral sections. There were no deficiencies
SSR wood fencing	1960	\$13,549.00	450 Feet	Wood cross fencing at main SSR area
Mexican Ditch Canal	1934	\$16,334.00	4,840 Sq Yds	Irrigation canal through the property
Perimeter fencing SSR	1995	\$167,987.00	19,700 ft	Barbed wire fencing around the perimeter of the 703 acre ranch
<b>Total</b>		<b>\$12,338,688.00</b>		

# Appendix E

---

BLM Staffing and Budget History at Silver Saddle Ranch

[This page intentionally left blank.]

## BLM STAFFING AND BUDGET HISTORY

### BLM Personnel (2004 data)

#### Staff

- Park Ranger – 10 month position
- Park Maintenance – 10 month position
- Administrative support – .5 months

#### Camp Host

- Lives on-site; Performs routine duties – litter, toilets, closing/opening gates
- Stipend of \$10/day plus mileage

#### Non-Profit Organizations

- Friends of Silver Saddle Ranch
- Pine Nut Mountains Trail Association - OHV support that placed the bulletin board at the East Silver Saddle Ranch non-motorized and motorized staging area

### BLM Operating Expenses (2004 data)

Staff – not including salary administrative costs	
Ranger	\$ 38,000
Maintenance staff	\$ 33,000
Admin support	\$ 2,050
Vehicle costs	\$ 2,000
General maintenance and supplies	\$ 7,000
Road and parking area maintenance	\$ 4,000
Engineering and facility maintenance	\$ 6,000
Fuel oil	\$ 1,000
Propane	\$ 500
Electricity	\$ 1,500
<b>Total</b>	<b>\$ 95,050</b>



## **BLM Revenue (Silver Saddle Ranch)**

### Special Recreation Permit (SRP) Fee Schedule:

- May be required for some activities
- \$95 minimum annual fee, or \$5 per participant per day, or 3% of gross receipts, whichever is the greater amount
- \$190 for Exclusive Commercial Use (March 2008 – March 2012)

### Visitor Use Registration (VUR) Fee Schedule:

- Group Area / South Riding / Root Cellar areas (100 or fewer visitors): \$55 half day; \$100 full day
- Red House including lawn area (maximum of 25 people at one time): \$50 half-day; \$75 full-day

Management Plan - Public Draft - Jan 10, 2014						
CCMC = Carson City Municipal Code						
No.	Section or Page Number, if	Subject and/or Comment	By	DRAFT Response	Method of Correspondence	Note
1	Section 2.2.4.2	East Silver Saddle Ranch: A group use area should be developed, which could be particularly useful for the Sheriff's Office training (including camping and firearms) and other riding events into the Pine Nut Mountains.	Beth Scott	Comment has been added, per staff concurrence; however, at this time, it is uncertain whether a group use area would be acceptable under the terms of the Conservation Easement. Firearms are prohibited under CCMC 8.12.010.	meeting with staff and M. Kimbrough	Added bullet under East Silver Saddle Ranch recommendations
2	Section 2.2.4.2	East Silver Saddle Ranch: Between the river and the road, develop and/or identify a trail loop.	Beth Scott	Comment has been added, per staff concurrence.	meeting with staff and M. Kimbrough	Added bullet under East Silver Saddle Ranch recommendations
3	Section 2.2.4.3	Historic Ranch Complex/General: There has been dirt bike trespass from the motorized area of Prison Hill. What can be done to prevent further trespass?	Beth Scott	Comment has been added, per staff concurrence. Fencing, signs, public outreach and education and further improvements are recommended to assist in managing motorized and nonmotorized uses.	meeting with staff and M. Kimbrough	Added bullet under Historic Ranch Complex Recommendations
4	Section 2.2.4.3	Red House Complex: Identify appropriate parking areas i.e. cars and buses just north of the animal sheds and horse trailers near the arena.	Beth Scott	Comment has been added, per staff concurrence. A site plan should be developed to identify all proposed improvements and adjacent resources.	meeting with staff and M. Kimbrough	Added bullet under Historic Ranch Complex Recommendations
5	Section 2.2.4.3	Red House Complex: In addition to restoring trail access near the arena, the arena should be restored to its original size and location (just consisting of the eastern-half of the current arena).	Beth Scott	Comment has been added, per staff concurrence.	meeting with staff and M. Kimbrough	Added bullet under Historic Ranch Complex Recommendations
6	Section 2.2.4.3	Red House Complex: Restore the complex to past conditions including the lawn and possibly a garden, fruit trees, etc. The irrigation system will need to be repaired.	Beth Scott	Comment has been added, per staff concurrence.	meeting with staff and M. Kimbrough	Added bullet under Historic Ranch Complex Recommendations
7	Section 2.2.4.3	Trails: Develop a safe crossing on Carson River Road to connect the Mexican Ditch Trail from the north to the Red House Complex.	Beth Scott	Comment has been added, per staff concurrence.	meeting with staff and M. Kimbrough	Added bullet under Historic Ranch Complex Recommendations
8	Section 2.2.4.3	Trails: Improve pedestrian "v" gates near the main entrance and near the Carson River Park fishing pier to allow bicycles and strollers.	Beth Scott	Comment has been added, per staff concurrence.	meeting with staff and M. Kimbrough	Added bullet under Historic Ranch Complex Recommendations
9	Section 2.3.4	Camping: If and when camping is allowed at Silver Saddle Ranch, it should be directed to the White House Complex.	Beth Scott	A site plan should be developed to identify all proposed improvements and adjacent resources.	meeting with staff and M. Kimbrough	Added site plan bullet under Historic Ranch Complex Recommendations
10	Section 2.3.4 / Page 2-28	Shooting sports/explosives/firearms: Why is 4H prohibited from such activities but the Sheriff's Office is approved?	Beth Scott	Shooting sports/explosives/firearms are all prohibited under CCMC 8.12.010.	meeting with staff and M. Kimbrough	✓
11	Section 1.1	I'm wondering if the first sentence of this paragraph should be included in the introductory paragraph for each of the properties in section 2.2?	Mike Drews	Staff believes the single placement of this sentence in the overview section is sufficient.	PDF mark up	✓
12	Section 2.2.4.3	The White House Complex was evaluated for National Register significance by BLM and was not considered to be a historic property.	Mike Drews	Comment has been added, per staff concurrence.	PDF mark up	Added to paragraph under historic ranch complex
13	Section 2.2.4.3	Many of the structures comprising the Red House Complex are considered to be historic properties.	Mike Drews	Comment has been added, per staff concurrence.	PDF mark up	Added to paragraph under historic ranch complex
14	Section 2.3.3	Include FOSSR Here	Mike Drews	Comment has been added, per staff concurrence.	PDF mark up	Added bullet

No.	Section or Page Number, if	Subject and/or Comment	By	DRAFT Response	Method of Correspondence	Note
15	Page 1-13:	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'. The main east/west uphill trail on the south end of the non-motorized area also seems to be impacted/widened - probably from all the illegal motorized traffic it endures.	Cullen & Robyn	The management plan recommends an assessment of all trails. Fencing, signs, public outreach and education and further improvements are recommended to assist in managing motorized and nonmotorized uses.	e-mail to Juan cc many 1-30-2014	✓
	na	where do I sign Up to oppose leash laws for dogs, in Open Space?	Cullen & Robyn	Comments can be expressed in public meetings, such as the Open Space Advisory Committee and Board of Supervisors.	E-mail to Juan 1-15-2014	✓
	na	If there has been an impact i.e. more single track, more roads — doesn't that violate the 'Conservation Easement???	Cullen & Robyn	After the land transfer is completed, BLM will be responsible for enforcing the provisions of the Conservation Easement.	E-mail to Juan 1-15-2015	✓
	na	we would prefer the lands to be kept in the current primitive state they are in (as are all the 'lands mentioned in the sentence before), to preserve the 'wild' and 'natural' 'state of the areas. Don't mind trashcans at the staging area for the motorized people	Robyn Orloff	The management plan identifies trail access areas as those which may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities and other site amenities. Basic services are recommended by staff.	e-mail to Juan 1-15-2014	✓
	na	Don't like the portable bathrooms anywhere	Robyn Orloff	The management plan identifies trail access areas as those which may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities and other site amenities. Basic services are recommended by staff.	e-mail to Juan 1-15-2015	✓
	na	I am not in favor of the (Beneficial Designs) Motorized Use Area map at 'Snyder/Golden Eagle Access Point. City should be encouraging users to access the Prison Hill Motorized Use area at the established staging area approx. . 7 and .9 miles south of Snyder/Golden Eagle intersection.	Robyn Orloff	The adopted UPMP provides guidance on trails and trail uses. The entrance from Snyder provides access from the neighborhood and the respective sign provides orientation and travel information for motorized users. A second sign will be installed at the south end near the main entrance on Golden Eagle Lane. The website and other sources of information identify the south end as the trailhead location.	1-30-2014 Comment Sheet	✓
	na	I would like a reconsideration of the boundary on the northwest corner of the motorized use area, at the Snyder access point. I would like to move the motorized boundary south and east to provide a buffer zone to the neighborhood	Robyn Orloff	The adopted UPMP provides guidance on trails and trail uses. The entrance from Snyder provides access from the neighborhood.	1-30-2014 Comment Sheet	✓
	na	I would like a reconsideration of the upper western boundary of the motorized use area, from "Graffiti Rock" to the 'Highest Point'. Several other concerns for boundaries.	Robyn Orloff	The boundaries are in general compliance with previous plans and documents by the BLM. The motorized boundary was defined by section lines rather than geographic features and topography. When developing the new maps, Beneficial Designs worked with Carson City staff and members of the Pine Nut Mountains Trails Association to identify reasonable travel routes. Draft maps were reviewed by the BLM. There was a little give-and-take with the non-motorized area.	1-30-2014 Comment Sheet	✓
	Page 2-1-4:	Shooting is not part of the prohibited uses except as part of hunting	Robyn Orloff	The Conservation Easement specifically prohibits hunting. CCMC 8.12.010 specifically prohibits shooting in this area.	1-30-2014 Comment Sheet	✓
	2.2.4.1 *	Will this still allow walking access on the road/trail between the fields and along the fence line trail	Michael Bish	Yes.	e-mail 1-27-14 to Nancy Santos	✓
	2.2.4.2	If this is indeed part of SSR, then we need to include it on the map to be used in the brochure and other FOSSR maps	Michael Bish	Yes, there are approximately 115 acres on the east side of the river and considered a part of Silver Saddle Ranch. Staff would encourage accurate mapping.	e-mail 1-27-14 to Nancy Santos	✓

No.	Section or Page Number, if	Subject and/or Comment	By	DRAFT Response	Method of Correspondence	Note
	2.2.4.3	Isn't the hay barn within the "bubble" of historic ranch complex?	Michael Bish	The pump house, hay shed, and machinery shed were evaluated as non-contributing architectural features due to their recent construction. The hay shed requires further investigation to determine the structural condition.	e-mail 1-27-14 to Nancy Santos	✓
	2.2.4.3	Can something be built within the bubble?	Michael Bish	The Conservation Easement allows "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."	e-mail 1-27-14 to Nancy Santos	✓
	2.2.4.3	I concur with restoring the trail south of the Red House complex obstructed by the equestrian arena	Michael Bish	Noted.	e-mail 1-27-14 to Nancy Santos	✓
	2.3.4 table 6	FOSSR events will need to be on the reservation list? 2.3.5 mentions only the picnic area needs to be reserved , other areas at SSR do not?	Michael Bish	Yes, all users including FOSSR will need to use the reservation system in order to prevent conflicting events. If staffing is available, Carson City will clean and prepare the site for special events. The picnic area will be a reservable site. No other structures will be available for rent. Larger events can reserve non-exclusive use of the ranch.	e-mail 1-27-14 to Nancy Santos	✓
	Page 2-28	Issue with Fairs and Carnivals as a prohibited event; FOSSR has discussed having a craft fair at the ranch and this may be a problem	Kathy Sylvia	The Conservation Easement specifically prohibits fairs and carnivals.	email 1-25-14 Kathy Sylvia to Nancy Santos	✓
16	Page 2-4, 2.1.5	Maybe there needs to be a study of the changes in the area, to date, before Carson City formally takes over the area??? and BLM should do mitigation? and change the rules of use?	Cullen & Robyn	The Baseline Condition Report was drafted in 2010. Prior to the land transfer, Carson City will review the report and suggest edits, if necessary.	e-mail to Juan cc many 1-30-2015	✓
17	Page 2-3, 2.1.3.;	Maybe some of the use on the south end needs to be re-examined by the BLM???? (before they put that responsibility on the City???)	Cullen & Robyn	BLM allows motorized use on the south end of Prison Hill. The Carson City Board of Supervisors and U.S. Congress acknowledged this use and approved such language in the Lands Bill.	e-mail to Juan cc many 1-30-2016	✓
	Page 2-12	The border (dotted white) on the now-installed maps is along the secondary 'boot-legged' roads, that were not present on 1990s google earth satellite maps. These roads go to the base of granite outcroppings, as well as intersect the entry to the canyons that flow down into the non-motorized areas Encouraging OHV use along these roads (vs the MAIN road), encourages further damage to the natural (previously undisturbed) area, and encroachment into the non-motorized areas.	Cullen & Robyn	The boundaries are in general compliance with previous plans and documents by the BLM. The motorized boundary was defined by section lines rather than geographic features and topography. When developing the new maps, Beneficial Designs worked with Carson City staff and members of the Pine Nut Mountains Trails Association to identify reasonable travel routes. Draft maps were reviewed by the BLM. There was a little give-and-take with the non-motorized area.	Email 2-26-14 to Juan and Ann	✓
	na	Please clarify that OHV use is only on existing roads	Cullen & Robyn	Fencing, signs, public outreach and education and further improvements are recommended to assist in managing motorized and nonmotorized uses.	Email 3-6-14 to Juan and Ann	✓



No.	Section or Page Number, if	Subject and/or Comment	By	DRAFT Response	Method of Correspondence	Note
	na	What is a Certified Trail Assessor? In your department?	Cullen & Robyn	A Certified Trail Assessment Coordinator is one who has attended a Universal Trail Assessment Process Coordinator Workshop, collected trail data for a two trails which total at least one mile in length, and who has achieved a minimum of 70% on a written exam by American Trails. Not only is Beneficial Designs, Inc. qualified, but the company teaches the workshop throughout North America.	Email 3-6-14 to Juan and Ann	✓
	na	Use boulders and/or fencing to discourage/prevent OHV travel close to Graffiti Rock and the prominent granite outcroppings immediately to the NW and outcropping further north on the west of the boundary ridge road	Cullen & Robyn	The boundaries are in general compliance with previous plans and documents by the BLM. The motorized boundary was defined by section lines rather than geographic features and topography. When developing the new maps, Beneficial Designs worked with Carson City staff and members of the Pine Nut Mountains Trails Association to identify reasonable travel routes. Draft maps were reviewed by the BLM. There was a little give-and-take with the non-motorized area.	email 3-7-14 to Juan	✓
	na	Put up "No Shooting" signs/symbols at all access points and include on all the boundary signs.	Cullen & Robyn	After the land transfer is completed, Carson City will post all rules and regulations.	email 3-7-14 to Juan	✓
18	na	Muscle power offers support to evaluate, design construct and maintain non-motorized use trails; partner with staff to pursue grants for development, signage.	Jeff Potter	Comment has been added, per staff concurrence.	Comment sheet	Added in Chpt 5 under trails 5.3.16
19	na	Concern with motorized use in restricted areas; could be mitigated through signage and OS volunteer patrols	Jeff Potter	Fencing, signs, public outreach and education and further improvements are recommended to assist in managing motorized and nonmotorized uses.	Typed Comment sheet No Date	✓
20	Page 1-11 1.3.2	No draft of this plan was ever presented to CRAC	Dan Greytak	In March 2011, a draft work plan was discussed with the Carson River Advisory Committee; and in July 2011, two sections were discussed – "Management Plan Strategies" (now, "Chapter 5 – Management Consideration") and "Event Management."	Typed Comment Sheet 2-6-14	✓
21	Page 1-12 Table 2	Will Grazing Plan and Conservation Plan be included?	Dan Greytak	The Conservation Plan written by NRCS will include recommendations for grazing management.	Typed Comment Sheet 2-6-15	✓
22	Page 2-4 2.1.4 (g)	Maybe any discharge of firearms, target shooting and plinking are not hunting.	Dan Greytak	The Conservation Easement specifically prohibits hunting. CCMC 8.12.010 specifically prohibits shooting in this area.	Typed Comment Sheet 2-6-16	✓
23	Page 2-5 Recommend	Who gets and reviews reports? OSAC, Staff, Supes?	Dan Greytak	Yes, staff, OSAC, and the Board of Supervisors will all receive and review the reports.	Typed Comment Sheet 2-6-17	✓
24	Page 2-10 2.2.3	5th Street is N. and River Rd. is E.	Dan Greytak	The wording has been corrected in the document.	Typed Comment Sheet 2-6-18	Fixed 2.2.3
25	Page 2-15 2.2.4.1	The last paragraph describes a wetland area, the draft Grazing Plan proposes to take down the fence and allow grazing .DO NOT ALLOW THAT TO HAPPEN.	Dan Greytak	The NRCS Conservation Plan identifies, "Construct/replace fence as needed to protect water quality (Carson City watershed). optimize operation efficiency, for use as a barrier to wildlife, livestock, or people." The NRCS Conservation Plan also recommends, "Where appropriate retain, create, or manage wetland habitat for water fowl, fur bearers, or other wildlife." Staff does not see where the plan proposes to remove the fence around wetland areas. Staff agree the fences should remain in place.	Typed Comment Sheet 2-6-19	✓



No.	Section or Page Number, if	Subject and/or Comment	By	DRAFT Response	Method of Correspondence	Note
	Page 2-15 2.2.4.1	The Mexican Ditch is a riparian wetland feature. I don't see it anywhere mentioned. It will need protection, even if it is filled with reuse water someday.		Comment has been added, per staff concurrence.		Expanded description where MD is mentioned and included in recommended actions.
	Page 2-17 2.2.4.1	NRCS plans are recommendations only. Unless lessee implements and someone monitors they are useless. The Conservation and Grazing Plans need to be reviewed and there should be an opportunity for public input. Ranching is a secondary priority in my opinion. The Conservation Easement specifically states "wildlife protection consistent with conditions in baseline documentation"	Dan Greytak	The purpose of the Management Plan was to direct the use and occupancy of the properties, including agricultural operations. NRCS is a technical expert in this field, therefore they were contacted and asked to provide assistance. Carson City is making a good-faith effort towards proper management of the agricultural fields. After the land transfer is completed, BLM will be responsible for enforcing the provisions of the Conservation Easement.	Typed Comment Sheet 2-6-20	✓
		By the way who reviewed and accepted the baseline condition report?	Dan Greytak	Staff from BLM and Carson City.	Typed Comment Sheet 2-6-21	✓
	Page 2-21 2.2.4.4	The Mitigation Wetlands are specifically addressed by the Conservation Easement and the Baseline condition report. The old Silver Saddle Plan specifically said NO GRAZING. I originally opposed the idea, because no water was dedicated to the site, and then accepted the closure. It would be 25 acres that would be protected for wildlife. It seems that the lessee is getting 25 acres of range land free now. It is not pasture, grazing rarely benefits wetlands. Grazing has been ongoing for about a year, whenever the cows want. Nutrient loads from manure are detrimental to wetlands. Again, I favor wildlife over ranching.	Dan Greytak	The permit between BLM and Carson City for "Vegetative or Mineral Material" at Silver Saddle Ranch only identifies the agricultural lands on the south side of Carson River Road. The mitigation wetlands is a different agreement among BLM, Carson City, and the Nevada Department of Transportation. The language is vague and does not include any restrictions related to grazing. Staff agrees that grazing in wetlands is unnecessary. The mitigation wetlands, however, are still in the young, developmental stage and has a high percentage of upland vegetation. NRCS conducted a field review and provided recommendations to manage the upland plant species.	Typed Comment Sheet 2-6-22	✓
	Page 2-22	I agree with the Recommended Actions which do not agree with the NRCS plans. Add dedicated water right for wetland.	Dan Greytak	Comment has been added, per staff concurrence.	Typed Comment Sheet 2-6-23	Added
30		I would like to see the ten \$4,000 picnic tables.	Dan Greytak	The cost estimate of \$1,700 each table has been corrected in the Silver Saddle Ranch Facilities and Assets worksheet.	Typed Comment Sheet 2-6-24	Fixed
31		Our only concern would be the issue of concerts. Is there a cap on the number of folks to attend this type of event?	Sandra Wallin	At this time, the limiting factor is parking and restrooms.	E-mail to An 2-28-14	✓
32		Great to hear of demolishing the white house replacing with an appropriate facility for the uses expressed. I would like to see a "green" building thereby visually demonstrating building a structure which honors our Great Basin Environment. If a two story structure could be placed on the white house footprint, that would give an additional amount of square footage to the communities continuing needs for meeting space.	Sandra Wallin	Comment has been added, per staff concurrence.	E-mail to An 2-28-15	Added to recommendations