

OPEN SPACE ADVISORY COMMITTEE STAFF REPORT

MEETING DATE: February 27, 2017

AGENDA ITEM NUMBER: 3C

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: For Possible Action: To review 30% design plans and staff comments for two trailhead facilities along Sierra Vista Lane and potentially add amenities at the expense of the Quality of Life – Open Space budget.

GENERAL DISCUSSION:

In April 2015, the Committee authorized the Chairman's signature on a letter of support for a Federal Lands Access Program (FLAP) grant submitted by Carson City Public Works for various improvements along Sierra Vista Lane. The primary goals of the grant are to improve the road and to improved recreational access for motorized and non-motorized uses on lands managed by the Open Space Division. Drainage and erosion problems will also be addressed as part of the project. In the fall of 2015, representatives from Central Federal Lands (CFL) visited Carson City. With staff, a site visit was conducted and various project components were discussed. Since that time, CFL completed various surveys and 30% design plans.

The initial discussions identified improvements at three trailhead areas along Sierra Vista Lane. One of the proposed developments was Carson River Park on the east side of the Sierra Vista lane (in the vicinity of the detention basin). Due to budget limitations, staff agreed to focus improvements on two other areas on East Silver Saddle Ranch: 1) between the river and the road, which would provide access to Mile 0 on the Carson River Aquatic Trail and 2) one on the west side of the Sierra Vista Lane, which would provide improved access for equestrians and OHVs.

On page 3 of the application, the description of work included:

(6) Upgrading two small parking areas by re-grading and graveling, adding wayfinding information signs, temporary bathroom facilities, and installing a split rail fence to delineate the existing parking areas; (7) Construction of one large parking area located on Carson City property with paved parking, picnic areas, wayfinding, and bathroom facilities; (8) Installation of wayfinding signs.

Attached, please find three pages related to improvements on relevant lands and the initial comments provided by staff. Staff is seeking comments from the committee related to the improvements and whether the Committee wishes to add amenities at the expense of the Quality of Life – Open Space budget. Also attached, please find the narrative and recommendations from the Management Plan regarding East Silver Saddle Ranch (2016).

RECOMMENDED ACTION: I move to accept staff comments for two trailhead facilities along Sierra Vista Lane.

Ann Bollinger

From: Dirk Goering
Sent: Monday, February 13, 2017 4:43 PM
To: Ann Bollinger
Subject: FW: Carson City 30% Design Comments
Attachments: SIERRAVISTA- Property Ownership 2017FEB8 (2).pdf; Parking Area 3 design suggestion.docx

Ann,

Please see comments below.

D

Dirk Goering, AICP
Senior Transportation Planner
[Carson City Public Works Department/](#)
[Carson Area Metropolitan Planning Organization](#)
[3505 Butti Way](#)
[Carson City, NV 89701](#)
Ph: 775-283-7431
Fx: 775-887-2112

From: Dirk Goering
Sent: Wednesday, February 08, 2017 3:44 PM
To: 'Ambroziak, Matthew (FHWA)'
Cc: Patrick Pittenger; Robb Fellows; Vern Krahn
Subject: Carson City 30% Design Comments

Hello Matt,

Please find below comments on the 30% design. The majority of the comments are related to the trailhead. Based on the good discussion in the field with the design team, the City has not provided comments covered in the field. If there are any concerns with the comments below, please do not hesitate to reach out.

- Parking Area 1 - improvements can be eliminated, however please note the following:
 - Existing ramp to basin needs to be maintained.
 - Construction of an apron and narrowing the existing access point would improve safety from blind corner and protect roadway, while allowing continued use.
- Please add rail guards at first sharp turn traveling south. The HOA shared a number of occurrences where cars went into the river. This comment was shared by a number of members.
- Use of chevron symbols in other lower profile turns is acceptable.
- Parking Area 2 – official name - Sand Canyon
 - Redesign for pull through parking for both OHV and equestrian users is preferred (two separated areas).
 - Add motion sensor lighting.
 - Concrete car stops can be removed to reduce initial and long-term costs.
 - Please provide split three rail fencing to delineate parking area and direct users to proper access areas.

- The Parks Recreation and open Space Department raised the concern for ADA access between a parking space and the bathroom enclosure. Is it possible to achieve ADA access with a dirt, decomposed granite, or gravel surface? If not, then it is recommended to enlarge the concrete pad for the bathroom shelter to provide a parking space.
- Since this is city property, it is acceptable to have improvements outside the disturbed area. In all reality, due to the lack of barriers now, disturbance is prevalent throughout this area.
- Parking Area 3: official name - East Silver Saddle Ranch Trailhead
 - Can we move the access road to the same location of the OHV trailhead. This would reduce the length of the access road and provide a direct line of sight to the parking area for safety. The new access road would be located on Carson City land opposed to BLM land. I am assuming this would not trigger additional environmental review, but I am not sure so please let us know if this would impact the environmental review. It would be recommended that the east west section of the existing access be decommissioned and revegetated.
 - If possible, a gravel access road is preferred for long term maintenance purposes.
 - A pull-through parking style is preferred here for boat trailers.
 - Is it possible to provide a little access road or pull around loop closer to the river to shorten the distance between the parking area and river for boat launching purposes. Maybe a one-way loop. Per the Parks Department, since this is city property, it is acceptable to have improvements outside the disturbed area. In all reality, due to the lack of barriers now, disturbance is prevalent throughout this area.
 - Due to the proximity to the river and water use, a porta potty shelter is highly desired.
 - The Parks Recreation and open Space Department raised the concern for ADA access between a parking space and the bathroom enclosure. Is it possible to achieve ADA access with a dirt, decomposed granite, or gravel surface? If not, then it is recommended to enlarge the concrete pad for the bathroom shelter to provide a parking space.
 - Concrete car stops can be removed to reduce initial and long-term costs.
 - Split three rail fencing to delineate parking area and prevent access to restricted areas.
 - I have attached a simple design suggestion for the Parking Area 3 as a suggestion.
- Road improvements on page C1 can terminate at the northern most maintenance sign. If money is available, extending improvement to the fork is acceptable. Due to the nature of the grant, improvements to trailheads should be priority.
- Wayfinding – should follow MUTCD
 - Carson City Parks Department is still working on the facility names and will provide for wayfinding purpose in March...if this is ok?
- The Parks Department referenced a Nevada Contractors Field Guide for construction Site Best Management Practices (this can be googled).
 - Fiber roll detail – overlap is preferred opposed to abutting the end
- The land ownership is mislabeled in portions of the plans. Please contact the City's Real Property Manager for any assistance (Stephanie Hicks at (775) 283-7904). I have attached a map for reference.

Please note that Carson City staff is happy to discuss any of these comments.

Thanks for your attention.

Dirk

Dirk Goering, AICP
 Senior Transportation Planner
[Carson City Public Works Department/](#)
[Carson Area Metropolitan Planning Organization](#)
[3505 Butti Way](#)
[Carson City, NV 89701](#)
 Ph: 775-283-7431
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Parking Area 3 design suggestion

A – Construct a new shorter road

B – Enlarge parking area outside distributed area

C – Add drive through closer to a river allow boat users to drop watercraft closer to water

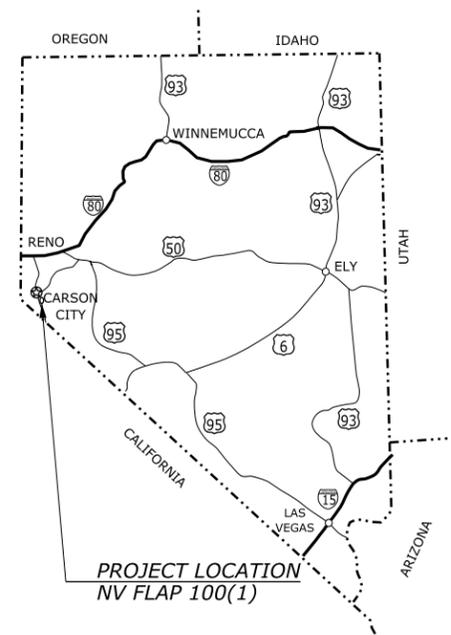


STATE	PROJECT	SHEET NUMBER
NV	NV FLAP 100(1) SIERRA VISTA LANE	A1

U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION

PLANS FOR PROPOSED NV FLAP 100(1) **SIERRA VISTA LANE** CARSON CITY, NV LENGTH 2.45 miles

INDEX TO SHEETS	
SHEET	DESCRIPTION
A GENERAL INFORMATION	
A1	TITLE SHEET
A2 - A3	CONVENTIONAL PLAN SYMBOLS & ABBREVIATIONS
A4	SURVEY CONTROL
A5 - A7	TYPICAL SECTIONS
B SUMMARIES	
B1 - B4	SUMMARY OF QUANTITIES
B5	GRADING SUMMARY
B6 - B7	DRAINAGE SUMMARY
B8	SURFACING SUMMARY
B9	SURVEY AND STAKING SUMMARY
B10	TABULATION OF QUANTITIES
B11	PAVEMENT MARKING AND SIGN SUMMARY
B12	TEMPORARY TRAFFIC CONTROL SUMMARY
C MAINLINE PLAN & PROFILE	
C1 - C12	SIERRA VISTA LANE PLAN AND PROFILES
D MINOR ROAD, PULLOUT, PARKING, GEOMETRIC DETAILS	
D1 - D7	PARKING AREA OPTIONS
E DIVISION 150 STANDARDS/DETAILS AND SPECIALS	
E1 - E6	C157-50, C157-51, C157-53, C157-54, C157-55
E7	CONSTRUCTION ENTRANCE DETAIL
F DIVISION 200 STANDARDS/DETAILS AND SPECIALS	
F1 - F2	C204-50, C204-51
G DIVISION 250 STANDARDS/DETAILS AND SPECIALS	
G1 - G2	C251-50, C251-51
G3	DRAINAGE DETAIL
T DIVISION 600 LAYOUTS, STANDARDS/DETAILS AND SPECIALS	
T1 - T7	601-6, 602-7, 602-8, 604-5, 604-6, 604-8, C629-50
T8	TOE WALL DETAIL
T9 - T16	C634-50, 635-1, 635-3, 635-6, 635-9, 635-11, 635-13, 635-14
X CROSS-SECTIONS	
X1 - X38	SIERRA VISTA LANE CROSS SECTIONS
Z DRAINAGE CROSS-SECTIONS	
Z1	DRAINAGE CROSS SECTIONS



KEY MAP OF NEVADA

TYPE OF CONSTRUCTION:
Restoration, Resurfacing, Rehabilitation and Reconstruction (4R)
(Widening, Grading, Drainage and Asphalt Concrete Pavement)

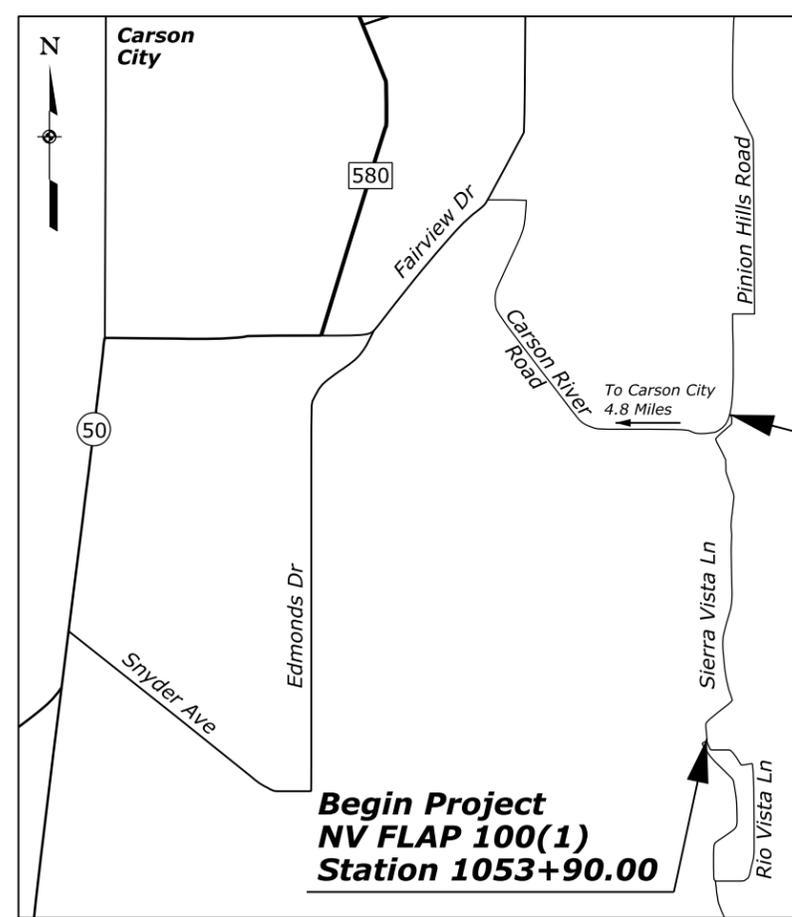
DESIGN DESIGNATIONS:
ADT (2016) ----- 199
ADT (2041) ----- 225
DHV ----- 8
D ----- 50%
T ----- <1%
V ----- 30 mph
e(max) ----- 6%

U.S. CUSTOMARY DIMENSIONS:
Slopes are expressed as RISE:RUN

SPECIFICATIONS:
"STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS
AND BRIDGES ON FEDERAL HIGHWAY PROJECTS, FP-14"



**PRELIMINARY 30%
January 2017
NOT FOR CONSTRUCTION**



**End Project
NV FLAP 100(1)
Station 1183+40.00**

**Begin Project
NV FLAP 100(1)
Station 1053+90.00**

PLANS PREPARED BY



FOR

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
CENTRAL FEDERAL LANDS HIGHWAY DIVISION
DENVER, COLORADO



APPROVED:

DIRECTOR, PROJECT DELIVERY
CENTRAL FEDERAL LANDS HIGHWAY DIVISION

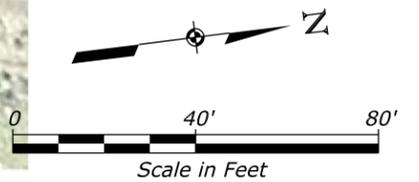
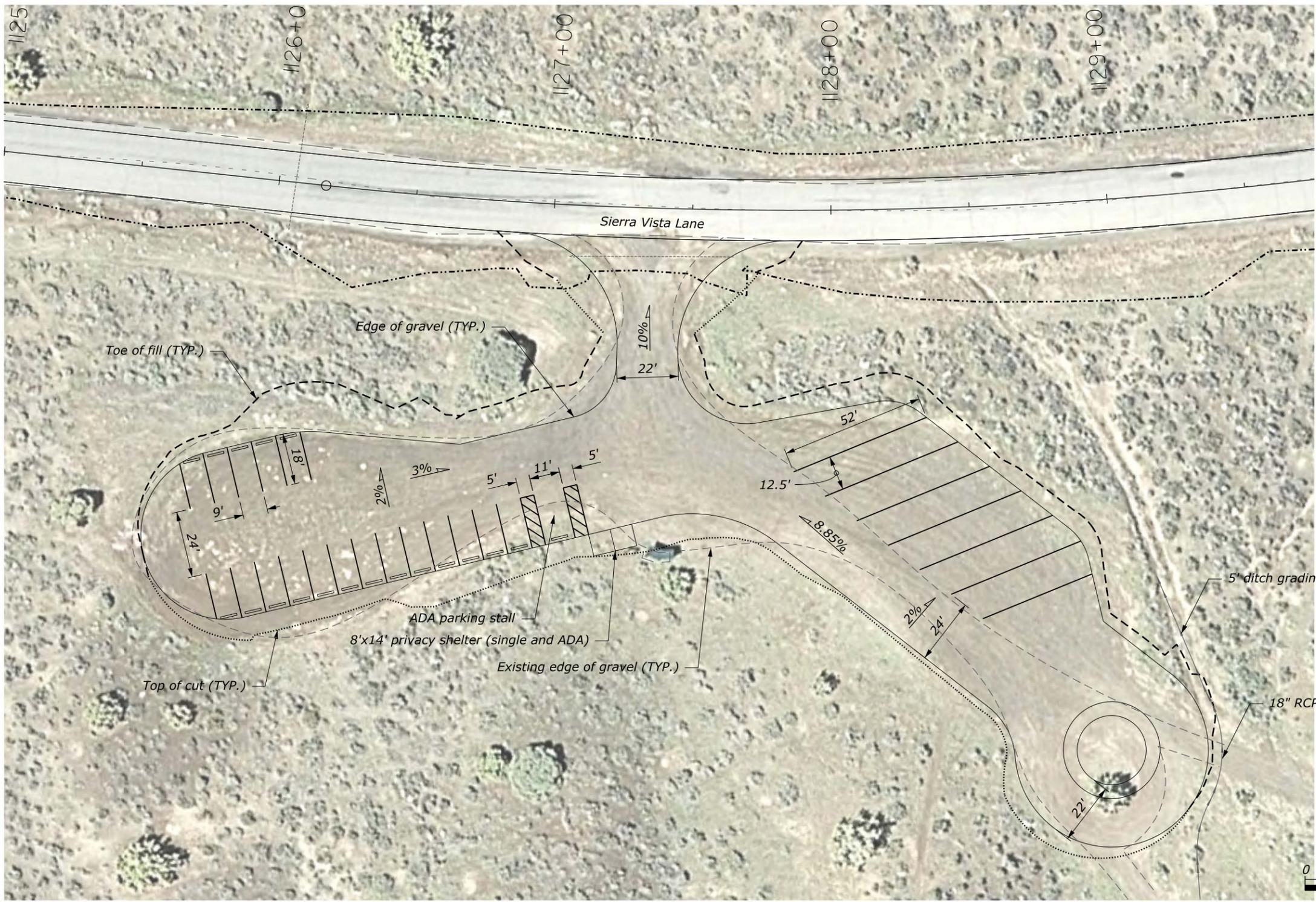
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PROJECT MANAGER	LEAD DESIGNER
MATT AMBROZIAK	MULLER



STATE	PROJECT	SHEET NUMBER
NV	NV FLAP 100(1) SIERRA VISTA LANE	D3



PARKING AREA 2 SUMMARY

OPTION	ADDITIONAL IMPACT	EARTHWORK		AGGREGATE SURFACE RECONDITIONING	AGGREGATE BASE	SPLIT RAIL FENCE	PARKING SPACES		
		CUT	FILL				PASSENGER CAR	ADA	EQUESTRIAN
1	1,650 SQYD	315 CUYD	480 CUYD	1,820 SQYD	310 TONS	950 FEET	18	1	6
2	675 SQYD	260 CUYD	315 CUYD	1,390 SQYD	60 TONS	600 FEET	18	1	3
3	1,000 SQYD	280 CUYD	335 CUYD	1,530 SQYD	150 TONS	800 FEET	29	1	N/A

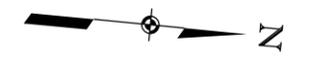
U.S. DEPARTMENT OF TRANSPORTATION
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CENTRAL FEDERAL LANDS HIGHWAY DIVISION

**PARKING AREA 2
OPTION 1**

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1/11/2017

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U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
CENTRAL FEDERAL LANDS HIGHWAY DIVISION

**PARKING AREA 3
OPTION 1**

PARKING AREA 3 SUMMARY									
OPTION	ADDITIONAL IMPACT	EARTHWORK		AGGREGATE SURFACE RECONDITIONING	AGGREGATE BASE	SPLIT RAIL FENCE	PARKING SPACES		
		CUT	FILL				PASSENGER CAR	ADA	TRAILER
1	230 SQYD	-	340 CUYD	875 SQYD	75 TONS	475 FEET	7	N/A	2
2	40 SQYD	-	175 CUYD	715 SQYD	15 TONS	425 FEET	10	N/A	N/A

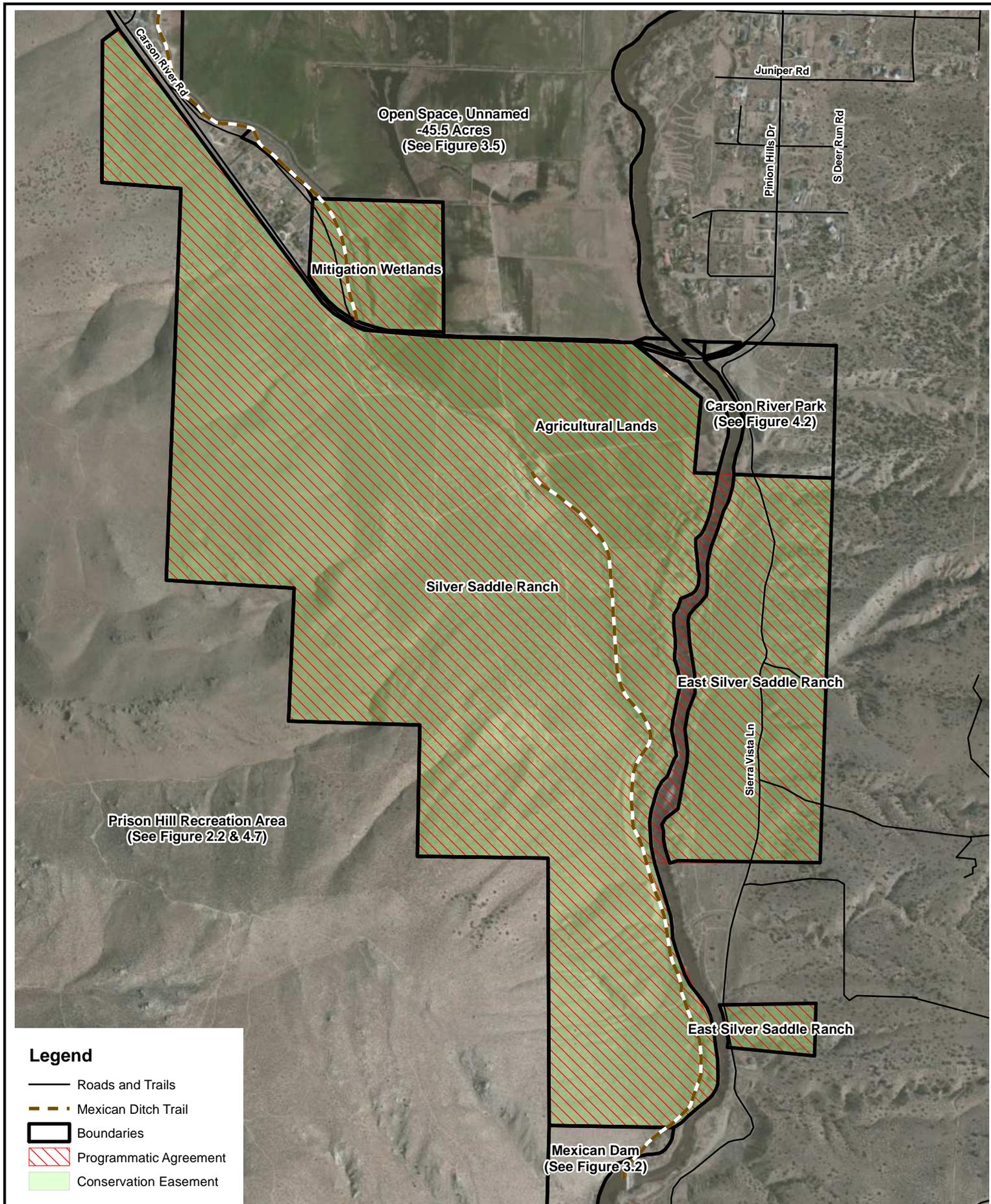
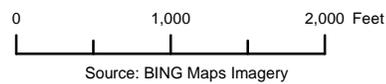


Figure 2.3
Silver Saddle Ranch, East Silver Saddle Ranch, And Mitigation Wetlands
 Carson City Parks, Recreation, & Open Space Department



Date: 8/4/2014



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, cottonwood and willow 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 maintain and improve staging area and trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc.
- ✓ Protect and restore hillsides and riparian areas for visual aesthetics, soil stabilization, and vegetation and wildlife habitat through signage, barriers, fencing etc.