



# STAFF REPORT

**Agenda Item: 3C**

**Report To:** Open Space Advisory Committee

**Meeting Date:** May 18, 2020

**Staff Contact:** Lyndsey Boyer, Senior Natural Resource Specialist and Gregg Berggren, Trails Coordinator

**Agenda Title:** For Possible Action: Discussion and possible action regarding the Open Space Work Plan for fiscal year 2020-2021.

**Staff Summary:** This item will review and provide direction to staff on project priorities for the Open Space Division of the Parks, Recreation and Open Space Department.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 20 minutes

## **Proposed Motion**

I move to approve the Open Space Work Plan for Fiscal Year 2020-2021 as presented.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

N/A

## **Background/Issues & Analysis**

Attached, please find the draft work plan which summarizes projects and other tasks being conducted in order to carry out the functions and responsibilities of the Open Space Program. Most, if not all, of the projects have been discussed previously with the Committee; and therefore, staff believes this reflects the Committee's direction for the immediate tasks ahead.

Projects with grant funding (**identified in bold**), timelines, and deadlines are considered a high priority. The information is organized into four main categories:

1. Capital Improvement Projects
2. Land Acquisitions / Transactions
3. Land Management
4. Planning Activities and Reports

Attached to this report are the list and map of current properties acquired through the Open Space Program and a map of the West Side Open Space Opportunities.

**OPEN SPACE PROGRAM**

**Project Priorities and Work Plan, Fiscal Year 2020-2021**

Only for the Committee’s reference, all completed projects will be noted in the 2019 Open Space Annual Report. Projects utilizing grant funding have been highlighted in bold text.

**1. CAPITAL IMPROVEMENT PROJECTS**

Property Name	Description	Staff Lead
Mexican Dam / Ditch Crossing	<p>An engineering design was completed in 2019 for a safe crossing of the Mexican Ditch at the inlet. The design will accommodate hikers, bikers, equestrians, and portage of small watercraft. <b>Staff applied for and was awarded a grant from the CWSD in 2019;</b> construction is on-going and will be completed by June 2020. Staff are also working with RCI and CWSD to design a portage take-out site in conjunction with this project.</p> <p>Q18 Quality of Life – Maintenance/Management Acct. (FY20): Grant Funding / Carson Water Subconservancy District: \$25,000</p>	Gregg Berggren
Old Buzzy’s Ranch Property	Roof repair and rehabilitation of the old stone shed. The project has been on hold due to higher priorities; section-106 needs to be completed prior to repairs.	Lyndsey Boyer
Kings Canyon Road	<p>In coordination and partnership with U.S. Forest Service (USFS), the <b>Nevada Off-Highway Vehicle Commission and Recreational Trails Program</b> awarded grant funds for repair of the first 2 ½ miles of dirt road from the Kings Canyon / Waterfall Trailhead. The design and environmental review should be completed by spring 2020, and the repair is anticipated to begin in summer 2020.</p> <p>Q18 Quality of Life – Maintenance/Management Acct. (FY21): if needed</p> <p>Grant Funding / Nevada Off-Highway Vehicle Program: \$17,990 to Carson City (and \$29,010 to the USFS)</p> <p>Grant Funding / Recreational Trails Program: \$142,500</p>	Lyndsey Boyer
Silver Saddle Ranch	<ol style="list-style-type: none"> <li>1) The roofs on several structures need to be repaired.</li> <li>2) Work with staff to evaluate irrigation system and prepare an irrigation site plan for the landscaping around the Red House.</li> <li>3) Using the irrigation site plan, re-install lawn and landscaping around the Red House. Water pressure and other related components also need to be addressed.</li> <li>4) <del>Demolition of the White House – COMPLETED in early 2020.</del></li> </ol>	Jared Whitaker & Nick Wentworth (irrigation)

Trails – Silver Saddle Ranch and Prison Hill Recreation Area	<p>A <b>\$1.8 million grant award from the Southern Nevada Public Land Management Act (SNPLMA)</b> has provided funding for up to three trails within this area. The cultural resource survey has been completed and the bid for trail design and construction management has been advertised. Construction is anticipated to begin in the summer of 2020.</p> <p>Q18 Quality of Life – Maintenance/Management Acct. (FY21): \$50,000</p> <p>Grant Funding / SNPLMA: \$1,843,685</p>	Gregg Berggren + all staff
V&T Trail, North of Combs Canyon Road	1) Acquire trail easements along the V&T Trail.	Gregg Berggren

## 2. LAND ACQUISITIONS / TRANSACTIONS

Property Name	Description	Staff Lead
Clear Creek / Nevada State Lands	<p>The Clear Creek Trail has been an ongoing collaborative trail project with many different public, private, corporate and non-profit partners since 2008. In Fall 2019 and in collaboration with Nevada Land Trust, Carson City hired an appraiser. The appraisal and Phase 1 should be completed in early 2020, and discussions with the Nevada Division of State Lands regarding land acquisition will resume.</p> <p>Q18 Quality of Life – Land Acquisition Acct. (FY21):</p>	Jen Budge, Lyndsey Boyer, Nevada Land Trust and City Real Property Manager
Hamm Property, renamed to “Eagle View Open Space”	<p>While the acquisition is complete, there are a few remaining items to complete in order to receive <b>\$250,000 from the Land and Water Conservation Fund</b>. Notably, the tasks include completing a utility easement for the Marlette waterline, identifying the legal access and completing the map for deed restriction. The grant deadline has been extended to December 2020.</p>	Gregg Berggren + all staff
Old Woods Ranch LLC	<p>In November 2019, a grant nomination was submitted to the national committee of the Forest Legacy Program. The nomination requested funding to purchase a conservation easement on 130 acres of ranch land and conifer forest. In summer 2020, the grant awards will be announced.</p> <p>Q18 Quality of Life – Land Acquisition Acct. (FY21-FY22):</p>	Jen Budge, Nevada Land Trust, OSAC representatives and City Real Property Manager

Water Rights	When agricultural lands were purchased, particularly the Old Buzzy’s Ranch property, the Committee and the Board of Supervisors emphasized the need to keep the pastures green. Currently, there is not a proposal. Staff has begun working towards a solution including developing a Conservation Plan to inform water needs on the property. Once complete, staff will apply for grant funding in order to fund the acquisition of water rights for the property.	Lyndsey Boyer, Jen Budge, RCI & Public Works
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### 3. MANAGEMENT ACTIVITIES

Property Name	Description	Staff Lead
Kings Canyon Road	In coordination and partnership with U.S. Forest Service (USFS), an engineering road repair design was completed for Kings Canyon Road in 2019. Due to the historic significance of the road, planning is required prior to road repairs being completed. Carson City received a subgrant award from the <b>Nevada Off-Highway Vehicle Commission</b> to fund the section-106 review of the road. <b>Additionally, Carson City also received a grant from the Recreational Trails Program</b> , to fund the construction and repair of the road once cultural review has been completed.	Lyndsey Boyer
Prison Hill Motorized Recreation Area	In coordination with the National Off-Highway Vehicle Conservation Council (NOHVCC), <b>additional grant funding through the Nevada Off-Highway Vehicle Program and the Recreational Trails Program has been awarded to begin implementing site improvements</b> , such as new trail construction, erosion control, road decommissioning and sign & fence installation. These improvements will be completed once section-106 review is finished.	Gregg Berggren + all staff
Signage	<p>Replace all BLM signs on the lands conveyed to Carson City and begin installation of new signage per the recently approved Signage Master Plan.</p> <p>Sign location priorities:</p> <ul style="list-style-type: none"> <li>• Silver Saddle Ranch</li> <li>• East Silver Saddle Ranch, aquatic trailhead</li> <li>• Koontz Trailhead</li> <li>• Clearview Trailhead</li> <li>• Ambrose Carson River Natural Area</li> </ul> <p>Additionally, work with the federal agencies towards improved signage and information for the public.</p>	All staff

Volunteer Opportunities/ Activities	<p>Individuals</p> <p>Organizations</p> <ul style="list-style-type: none"> <li>• Friends of Silver Saddle Ranch – establish MOU</li> <li>• Muscle Powered – update MOU</li> <li>• Pine Nut Mountain Trails Association</li> </ul> <p>Community Groups</p> <ul style="list-style-type: none"> <li>• Eagle Scouts</li> <li>• Kiwanis Clubs</li> </ul>	All staff
Wildlife Surveys	Related to the <b>Southern Nevada Public Lands Management Act grant award</b> and questions/concerns on the old Buzzy’s Ranch property, staff will work off developed plan from 2019 and conduct wildlife surveys along several stretches of the Carson River to obtain 2 <sup>nd</sup> year data related to potential wildlife impacts in this area.	Lyndsey Boyer
Routine Maintenance	<p>In addition to the project specific updates listed above, below is a highlight the routine maintenance activities that occur annually:</p> <ul style="list-style-type: none"> <li>• Ash Canyon Road Repair and Maintenance</li> <li>• Education Activities (schools, volunteers and Interpretive Program)</li> <li>• Erosion Control</li> <li>• Fuels Reduction Projects</li> <li>• Trail Maintenance</li> <li>• Travel Management</li> <li>• Vegetation Management/Weed Control</li> </ul>	All staff

#### 4. PLANNING ACTIVITIES / REPORTS

Property Name	Description	Staff Lead
Kings Canyon/ Waterfall Trailhead	<b>The Public Works Department received a grant from the Federal Lands Access Program</b> for improvements to Kings Canyon Road and the Kings Canyon / Waterfall Trailhead. Staff is actively engaged to ensure the trailhead is accurately located and designed to accommodate anticipated use. Construction is anticipated for 2021.	Gregg Berggren & Lyndsey Boyer

<p>Old Buzzy’s Ranch Property – Conservation Plan</p>	<p>Like Silver Saddle Ranch and related to the water rights acquisition identified elsewhere in this work plan, staff have been working with Resource Concepts Inc. to develop a conservation plan for the ranch. A conservation plan is a customized document that outlines the use and best management practices of the natural resources on the land. The plan defines and explains the resources in a simple, easy to understand manner. Typically, the plan will include land use maps, soils information, inventory of resources, engineering notes, and other supporting information. Additionally, this plan will place emphasis on how to best achieve the goals of the property, including identifying how much water is needed to ensure the pastures are kept green, as well as a plan to restore some portions of the ranch to native dryland habitat that will not rely on irrigation water.</p>	<p>Lyndsey Boyer</p>
<p>Programmatic Agreement (PA) for Cultural Resources on all BLM conveyed to Carson City per the Omnibus Public Lands Management Act and the Bently acquisition.</p>	<p>Programmatic Agreement, comprehensive:</p> <ol style="list-style-type: none"> <li>1. Work with SHPO to establish approved list of routine maintenance activities that can be conducted on lands transferred through OPLMA 2009 without requiring consultation with SHPO or the BLM.</li> <li>2. Amend the PA to include these exclusions.</li> </ol> <p>Nevada Site Stewardship Program, specific:</p> <ol style="list-style-type: none"> <li>1. The PA requires development of a Stewardship Plan. <ol style="list-style-type: none"> <li>a. Finalize MOU with Nevada Site Stewardship Program (NSSP).</li> </ol> </li> <li>2. The PA requires annual monitoring by an appropriate professional or a certified Nevada Archaeological Site Steward. <ol style="list-style-type: none"> <li>a. A training program needs to be developed to train volunteers for the stewardship of cultural resources.</li> </ol> </li> </ol>	<p>Lyndsey Boyer, Jen Budge</p>
<p>State Historic Preservation Office (SHPO), Section-106</p>	<p>Need to complete section-106 cultural review on the following properties:</p> <ul style="list-style-type: none"> <li>• Kings Canyon Road</li> <li>• Prison Hill Recreation Area, motorized</li> <li>• Old Buzzy’s Ranch stone shed</li> </ul>	<p>Lyndsey Boyer</p>
<p>Silver Saddle Ranch</p>	<ol style="list-style-type: none"> <li>1) Complete a Site Master Plan. The goal is to identify future improvements at the ranch. This is a long-term goal for the Open Space Division and may take several years to complete.</li> <li>2) Revise Conservation Easement to include definitions of allowable activities and events. This project will be accomplished in cooperation with the BLM.</li> </ol>	<p>Lyndsey Boyer</p>

Trails	<p>1) Work with various trails organizations on local and regional projects including the planning, construction and maintenance of all trails throughout Carson City.</p> <p><u>Newly identified in 2019:</u></p> <p>1) Ash-to-Kings Trail and Secret Trail: Need to identify an alignment to connect the two trails; may require easements from private property owner(s).</p> <p>2) John D. Winters Centennial Park / Virginia Range: Staff is partnering with Washoe Lake State Park to find an alignment and construct a trail between the two parks. A future project is to connect trails to Virginia City.</p>	Gregg Berggren
Prison Hill Recreation Area	<p>1) Develop a Prison Hill Master Plan.</p> <p>2) Develop a Prison Hill Monitoring Report for motorized portion.</p> <p>3) Continue to develop an OHV map for Prison Hill Motorized Recreation Area.</p>	Gregg Berggren + all staff
Routine Planning Activities	<p>In addition to the planning specific projects listed above, below is a highlight the routine planning activities that occur annually:</p> <ul style="list-style-type: none"> <li>• Annual Reports to the Board of Supervisors</li> <li>• Conservation Easement Monitoring</li> <li>• Review Developments Plans and Proposals</li> <li>• Open Space Education and Information (website, mapping etc)</li> </ul>	All staff

Carson City Parks, Recreation and Open Space Department - Open Space acquisitions

Current as of: February 6, 2019

Carson City Ownership / Property Name	Acres	Date Acquired	Carson City Question 18	Grants / Supplemental Funding	Grant Funding Source	Purchase Price	Cost Per Acre
<b>West of Hwy 395 / Carson Street</b>							
Fagen Hwy 50 acquisition	20.00	Jan 2019	\$ 292,465	--	--	\$ 292,465	\$ 14,623
Fulstone wetlands	8.62	Aug 2001	donation	--	--	\$ -	
Hamm acquisition	206.22	Oct 2018	\$ 251,000	\$ 250,000	Land & Water Conservation Fund	\$ 501,000	\$ 2,429.44
Horsecreek acquisition	374.91	May 2005	\$ 1,300,000	\$ 1,000,000	State of Nevada Question 1	\$ 2,300,000	\$ 6,134.81
Horsecreek conservation easement	175.33	Mar 2009	\$ 503,653	\$ 596,347	State of Nevada Question 1	\$ 1,100,000	\$ 6,273.78
Hutchinson acquisition	40.00	Dec 2006	\$ 100,000	\$ 300,000	State of Nevada Question 1	\$ 400,000	\$ 10,000.00
Joost acquisition	20.25	Nov 2012	\$ 390,000	--	--	\$ 390,000	\$ 19,259.26
PH Casey Preserve	77.01	Mar 2008	donation	--	--	\$ -	
Potter acquisition	20.83	Oct 2013	\$ 225,000	--	--	\$ 225,000	\$ 10,801.73
Wilson acquisition	111.28	Jan 2009	\$ 146,480	\$ 439,440	Forest Legacy Program	\$ 585,920	\$ 5,265.28
+ Lands Bill (USFS Exchange) - approx.	962.44	Sep 2011			USFS conveyance		
<b>=Sub-Total</b>	<b>2,016.89</b>		<b>\$ 3,208,598</b>	<b>\$ 2,585,787</b>		<b>\$ 5,794,385</b>	

<b>East of Hwy 395 / Carson Street</b>							
Ambrose Carson River Natural Area	233.17	May 2015			BLM conveyance		
Carson River Canyon Open Space							
Bently acquisition	470.00	Jan 2012	\$ 876,796	\$ 513,900	Southern Nevada Public Land Management Act	\$ 1,390,696	\$ 2,959
Serpa acquisition	373.57	Jan 2011	\$ 2,065,775	\$ 1,075,000	State of Nevada Question 1	\$ 3,140,775	\$ 8,407
Freeway Multi-Use Path - Arraiz acquisition	0.65	Jan 2015	\$ 25,530	\$ 10,000	Carson City Regional Transportation Commission	\$ 35,530	\$ 54,662
Golden Eagle Open Space	19.28	Mar 2007	\$ 170,930	\$ 129,070	State of Nevada Question 1	\$ 300,000	\$ 15,560
Lompa wetlands	17.62	Aug 2001	donation	--	--	\$ -	
Mexican Dam Open Space	64.31	Mar 2008	\$ 1,650,000	--	--	\$ 1,650,000	\$ 25,657
Moffat Open Space	17.80	Nov 2000	\$ 327,600	--	--	\$ 327,600	\$ 18,404
Morgan Mill Preserve Open Space	32.00						
Old Buzzy's Ranch							
Andersen acquisition	86.00	Aug 2007	\$ 1,750,000	\$ 1,750,000	State of Nevada Question 1	\$ 3,500,000	\$ 40,698
Jarrard acquisition	368.78	May 2010	\$ 931,048	\$ 2,793,000	State of Nevada Question 1	\$ 3,724,048	\$ 10,098
Prison Hill Recreation Area	2,515.16	May 2015			BLM conveyance		
Silver Saddle Ranch	703.92	June 2015			BLM conveyance		
Vidler / Hells Bells acquisition	39.02	Nov 2010	donation	--	--	\$ -	
<b>=Sub-Total</b>	<b>4,941.28</b>		<b>\$ 7,797,679</b>	<b>\$ 6,270,970</b>		<b>\$ 14,068,649</b>	
<b>GRAND TOTAL</b>	<b>6,958.17</b>		<b>\$ 11,006,277</b>	<b>\$ 8,856,757</b>		<b>\$ 19,863,034</b>	
			<b>55.41%</b>	<b>44.59%</b>			

<b>Other Interests</b>							
Goni Canyon - open space protection agreement until Dec 16, 2034	40.00		conditional	--	--	\$ -	



### Map Elements

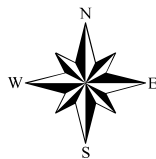
- Parcels
- Open Space Interest
- OPEN SPACE

recent acquisition:  
Oct. 5, 2018  
- 206 acres

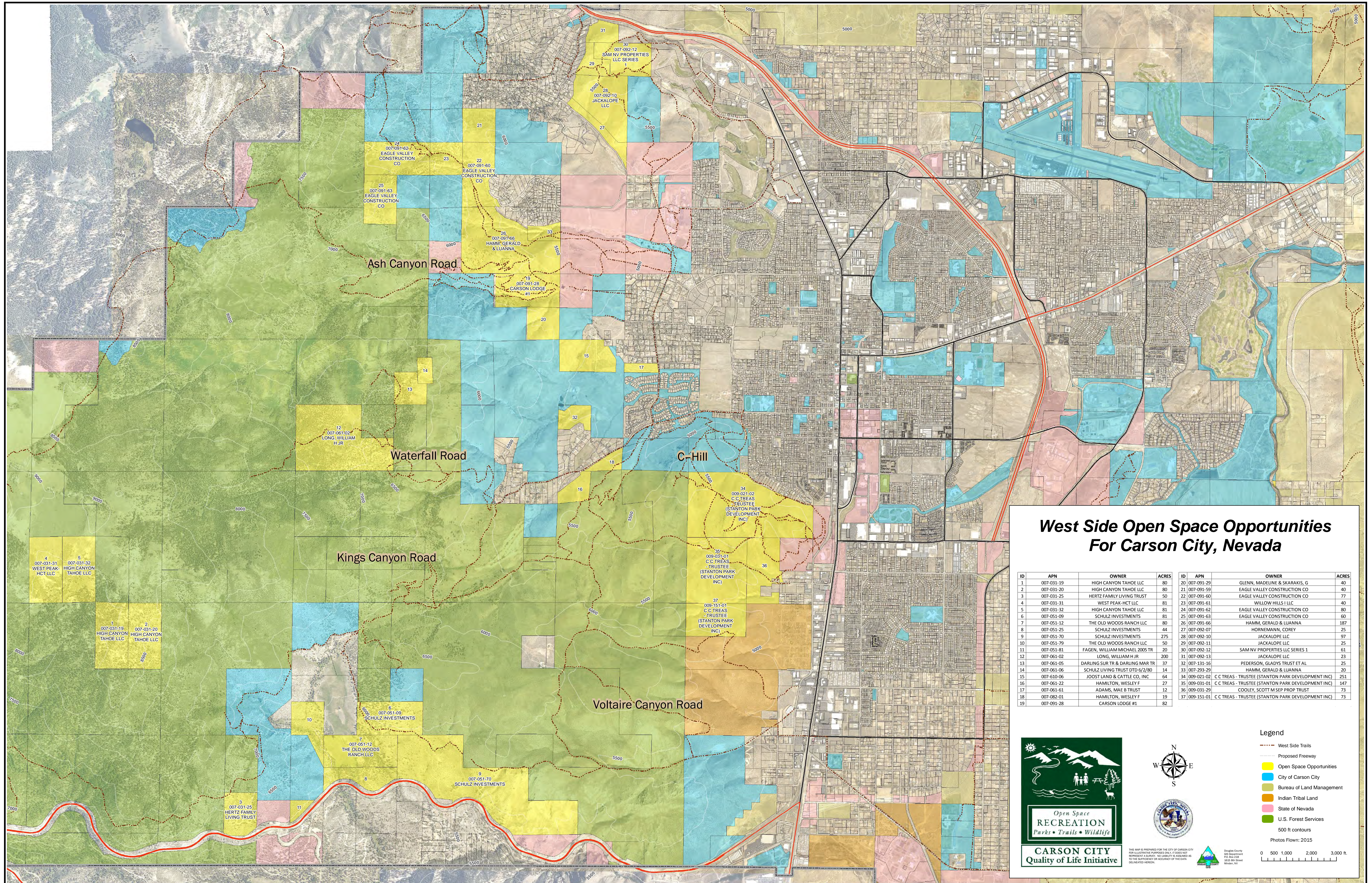
newest acquisition:  
Jan. 31, 2018  
- 20 acres

## Carson City Open Space as of February 2019

0 1 2 4 Miles



THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.



## West Side Open Space Opportunities For Carson City, Nevada

ID	APN	OWNER	ACRES	ID	APN	OWNER	ACRES
1	007-031-19	HIGH CANYON TAHOE LLC	80	20	007-091-29	GLENN, MADELINE & SKARAKIS, G	40
2	007-031-20	HIGH CANYON TAHOE LLC	80	21	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
3	007-031-25	HERTZ FAMILY LIVING TRUST	50	22	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
4	007-031-31	WEST PEAK-HCT LLC	81	23	007-091-61	WILLOW HILLS I LLC	40
5	007-031-32	HIGH CANYON TAHOE LLC	81	24	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
6	007-051-09	SCHULZ INVESTMENTS	81	25	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
7	007-051-12	THE OLD WOODS RANCH LLC	80	26	007-091-66	HAMM, GERALD & LUANNA	187
8	007-051-25	SCHULZ INVESTMENTS	44	27	009-027-07	HORNEMANN, COREY	25
9	007-051-70	SCHULZ INVESTMENTS	275	28	007-092-10	JACKALOPE LLC	97
10	007-051-79	THE OLD WOODS RANCH LLC	50	29	009-021-11	JACKALOPE LLC	25
11	007-051-81	FAGEN, WILLIAM MICHAEL 2005 TR	20	30	007-092-12	SAM NV PROPERTIES LLC SERIES 1	61
12	007-061-02	LONG, WILLIAM H JR	200	31	007-092-13	JACKALOPE LLC	23
13	007-061-05	DARLING SUR TR & DARLING MAR TR	37	32	007-131-16	PEDERSON, GLADYS TRUST ET AL	25
14	007-061-06	SCHULZ LIVING TRUST DTD 6/2/80	14	33	007-293-29	HAMM, GERALD & LUANNA	20
15	007-610-06	JOOST LAND & CATTLE CO, INC	64	34	009-021-02	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	251
16	007-061-22	HAMILTON, WESLEY F	27	35	009-031-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	147
17	007-061-61	ADAMS, MAE B TRUST	12	36	009-031-29	COOLEY, SCOTT M SEP PROP TRUST	73
18	007-082-01	HAMILTON, WESLEY F	19	37	009-151-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	73
19	007-091-28	CARSON LODGE #1	82				

**CARSON CITY**  
Quality of Life Initiative

**Legend**

- West Side Trails
- Proposed Freeway
- Open Space Opportunities
- City of Carson City
- Bureau of Land Management
- Indian Tribal Land
- State of Nevada
- U.S. Forest Services

500 ft contours  
Photos Flown: 2015

0 500 1000 2000 3000 ft.