



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** September 3, 2020

Staff Contact: Lyndsey Boyer, Open Space Manager, lboyer@carson.org; Gregg Berggren, Trails Coordinator, gberggren@carson.org

Agenda Title: For Possible Action: Discussion and possible action regarding authorization to submit applications to the Southern Nevada Public Land Management Act ("SNPLMA") Round 18 grant program for the Buzzy's Ranch Wetland Enhancement Project and Carson River Trails Phase III. (Lyndsey Boyer, lboyer@carson.org)

Staff Summary: The Bureau of Land Management ("BLM") is accepting nominations for Round 18 of the SNPLMA grant fund. Staff is seeking authorization for the submittal of two nominations: Buzzy's Ranch Wetland Enhancement Project and the Carson River Trails Phase III Project under SNPLMA's Parks, Trails and Natural Areas category. Nominations are due to SNPLMA on September 14, 2020.

Agenda Action: Formal Action / Motion **Time Requested:** 15 minutes

Proposed Motion

I move to authorize the submittal of both grant applications as discussed.

Board's Strategic Goal

Quality of Life

Previous Action

N/A

Background/Issues & Analysis

The BLM is accepting Round 18 nominations for projects authorized by the SNPLMA in the following categories: Parks, Trails, and Natural Areas (PTNA); Capital Improvements (CIP); Conservation Initiatives (CI); Environmentally Sensitive Land Acquisitions; Hazardous Fuels Reduction and Wildfire Prevention (Fuels); Eastern Nevada Landscape Restoration Project (ENLRP); and Clark County Multi-Species Habitat Conservation Plan and Implementation (MSHCP). Round 18 funding has not been finalized but it is expected to be over \$200 million.

All nominations must be submitted during a 60-day period, beginning Thursday, July 16, 2020, and ending Monday, September 14, 2020. Carson City is eligible under two categories, the PTNA and Fuels. Entities can submit a maximum of three nominations per category. The Carson City Department of Parks, Recreation and Open Space ("Open Space") has the following two project proposals for discussion, and both would be submitted under the PTNA category:

Buzzy's Ranch Wetland Enhancement Project:

In an effort to begin acquiring permanent water rights to support and maintain Buzzy's Ranch, Open Space is proposing a grant application to purchase 154.3 acres of water, or 694.35 acre-feet annually (AFA), currently permitted from Vidler Water Company, to apply to the 36.7-acres (APN 010-071-21) of mitigation wetlands on

the southwestern portion of the property, and to the approximately 112.35 acres (APN 010-071-26 and APN 010-071-27) in the middle portion of Buzzy's Ranch where the Ducks Unlimited Wetland Restoration/Enhancement Project was completed in 2016. Acquiring water rights for this section of property would allow for the development and establishment of a more permanent wetland system in both locations, as the current water regime lends to an ephemeral wetland when adequate water is not present. Additionally, it would ensure the sustainable continuation of the goals and objectives for the Ducks Unlimited Project, which were to improve pasture management capabilities while also enhancing the existing wet meadow pasture habitat for the benefit of waterfowl and other wetland-associated species.

When discussing the project proposal with SNPLMA staff, it was noted that, in order to be eligible under the PTNA category, the water rights must be applied to the creation or enhancement of a natural area. Based on their criteria for natural areas, SNPLMA staff indicated that agricultural lands were not eligible under this category. Therefore, staff is focusing the grant application on specifically enhancing and developing the wetlands present on the property.

In addition to water rights acquisition, the proposal would also include funding for: the water rights purchase appraisal; any infrastructure such as head gates or water meters needed to better control the irrigation water to these sites; any fees for the application process to move the water rights; and, possibly, a short trail, boardwalk or observation deck connecting the Mexican Ditch to the mitigation wetlands to the south. A boardwalk may be incorporated into the proposal because one of the significant criteria to qualify under the PTNA category relates to connecting people to places. If not, staff will emphasize the opportunity to develop regular interpretive programs such as bird watching, to be conducted in the wetlands as a means of providing educational opportunities to the public. Other project expenses include weed abatement and revegetation activities.

Staff is proposing an allocation of a \$50,000 match from the Q18 Quality of Life funding to strengthen the application. This funding would be allocated from the match that was previously budgeted for the Carson River Trails Project Phase II. Since bid prices came back so low for this project, the \$50,000 match will no longer be required for that project and can therefore be utilized elsewhere. The total request for this nomination will be approximately \$1.8 million.

This project would support the following PTNA strategic goals:

1. Protects or improves the integrity of resources to enhance quality of human experience;
2. Increases natural, cultural, and historical resource interpretation;
3. Promotes projects that are representative of the environment (aesthetically cohesive).

Carson River Trails, Phase III:

This proposal will seek to continue the ongoing development of a system of connected trails within the Carson River/Prison Hill area. Previous phases I and II are both SNPLMA funded projects that included the construction of the Eagle Creek Bridge, and the ongoing construction of 3 miles of pathway on Prison Hill and along the Carson River. The current proposal is to construct about 4.5 miles of multi-use pathway to further the goal of circumnavigating Prison Hill. This proposed pathway would begin at the south end of the existing Mexican Ditch Trail, at the Mexican Dam, then continue around the south end of Prison Hill and up the west side of Prison Hill, ending at the Koontz Lane trailhead. The nomination would also seek to make improvements to the Koontz Lane trailhead, such as: access road repairs, enlarging and improving the parking lot, and adding a vault toilet and a picnic table with a shelter. The total request for this nomination will be approximately \$3.3 million to complete all improvements, though the grant nomination will be scalable.

This project would support the following PTNA strategic goals:

1. Promotes connectivity between new or existing recreational opportunities;
2. Connects and integrates projects from previous and new SNPLMA rounds;
3. Increases natural, cultural, and historical resource interpretation;
4. Protects or improves the integrity of resources to enhance quality of human experience;
5. Develops a recreational environment of diverse and holistic parks, trails, and natural areas;

6. Promotes projects that are representative of the environment (aesthetically cohesive).

Attachments:

- 1 – Map – Aerial – Buzzy's Ranch
- 2 – Preliminary Cost Estimate – Buzzy's Ranch Wetland Enhancement Project
- 3 – Carson River Trails Phase III - Location Map
- 4 – Carson River Trails Phase III - Preliminary Trail Alignment
- 5 – Preliminary Cost Estimate – Carson River Trails Phase III

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Grant Policy

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Quality of Life Fund - Open Space, Maintenance 2545047-500460

Is it currently budgeted? Yes

Explanation of Fiscal Impact: \$50,000 match from Q18, If awarded the Grant revenue and project expenses will be added to the budget in the first round of augmentations, in December/January.

Alternatives

Do not authorize application submittal and provide alternative direction to staff.

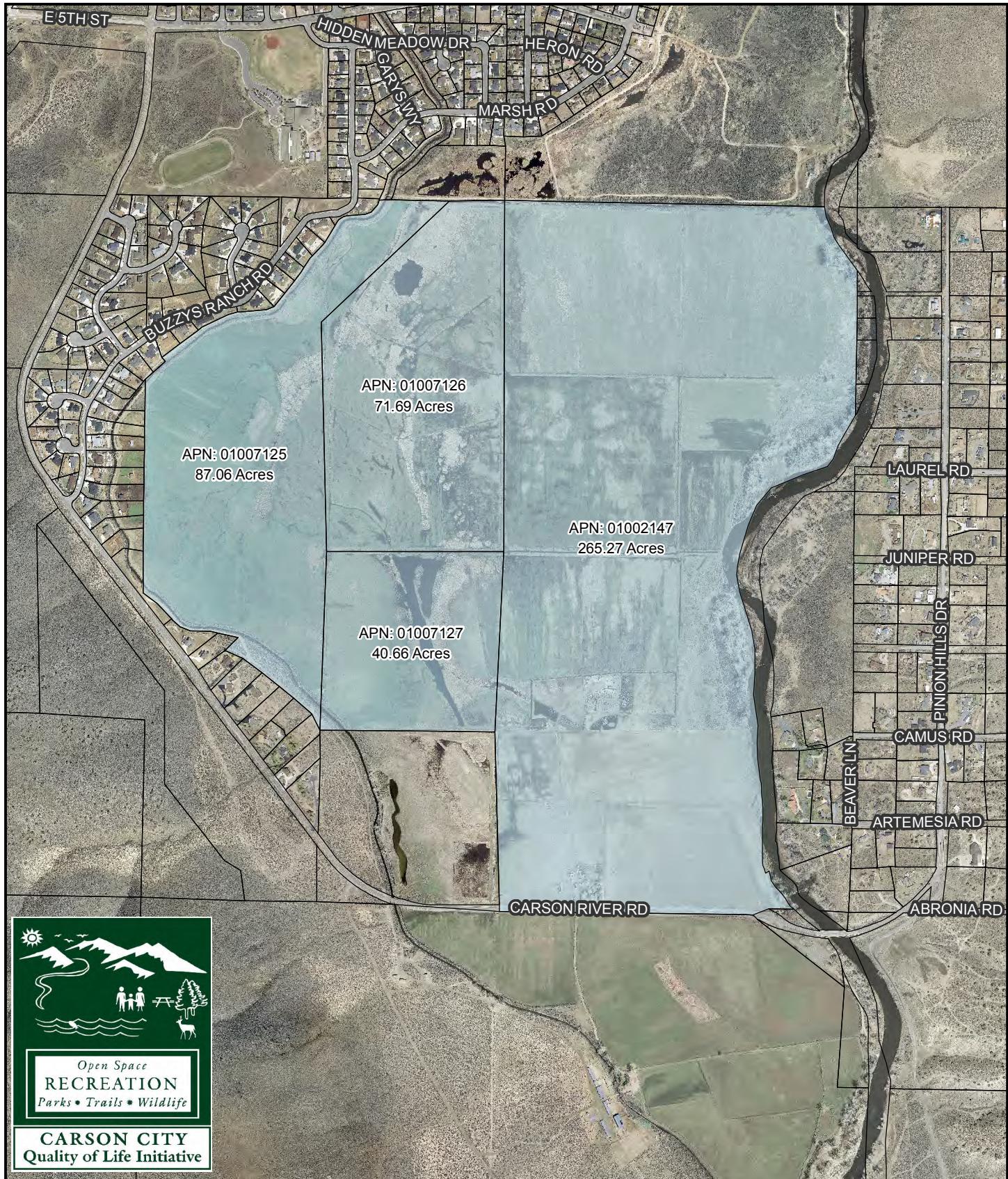
Attachments:

[SNPLMA Attachments.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay _____
	2) _____	_____

(Vote Recorded By)



Douglas County
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Minden, NV 89423
(775) 782-9894

THIS MAP IS PREPARED FOR THE CITY OF CARSON CITY
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.

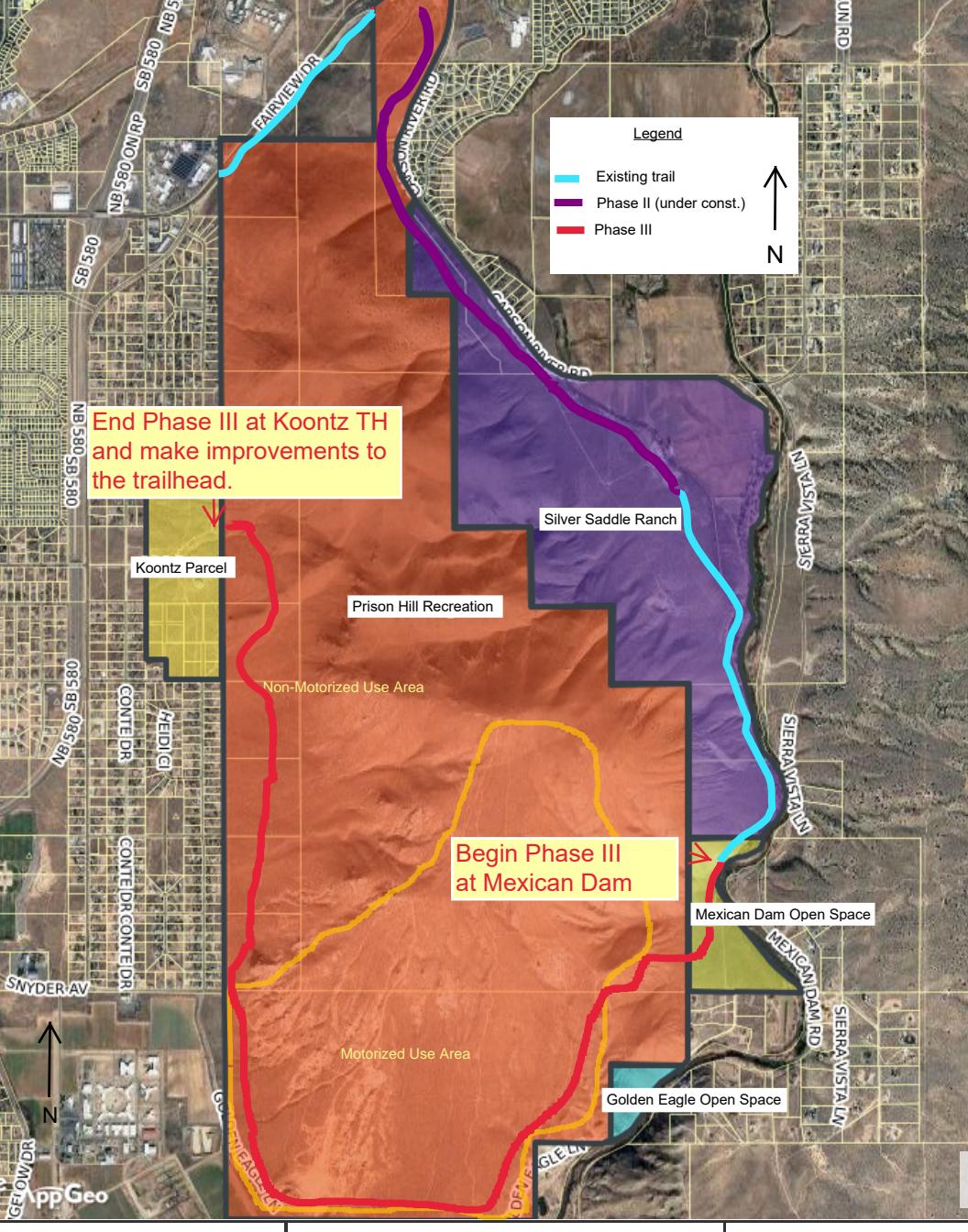
Carson City Open Space - Carson River Road -

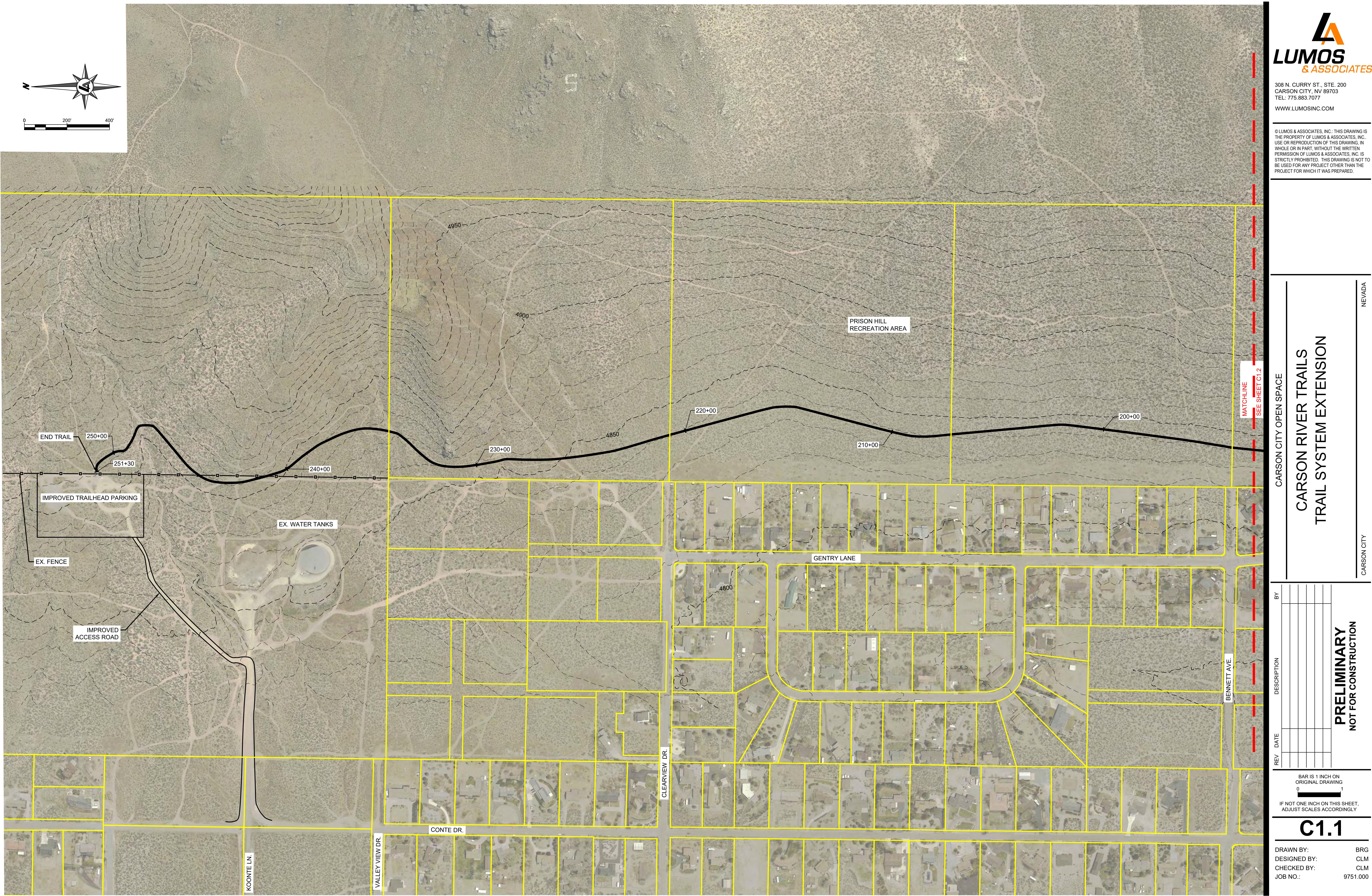
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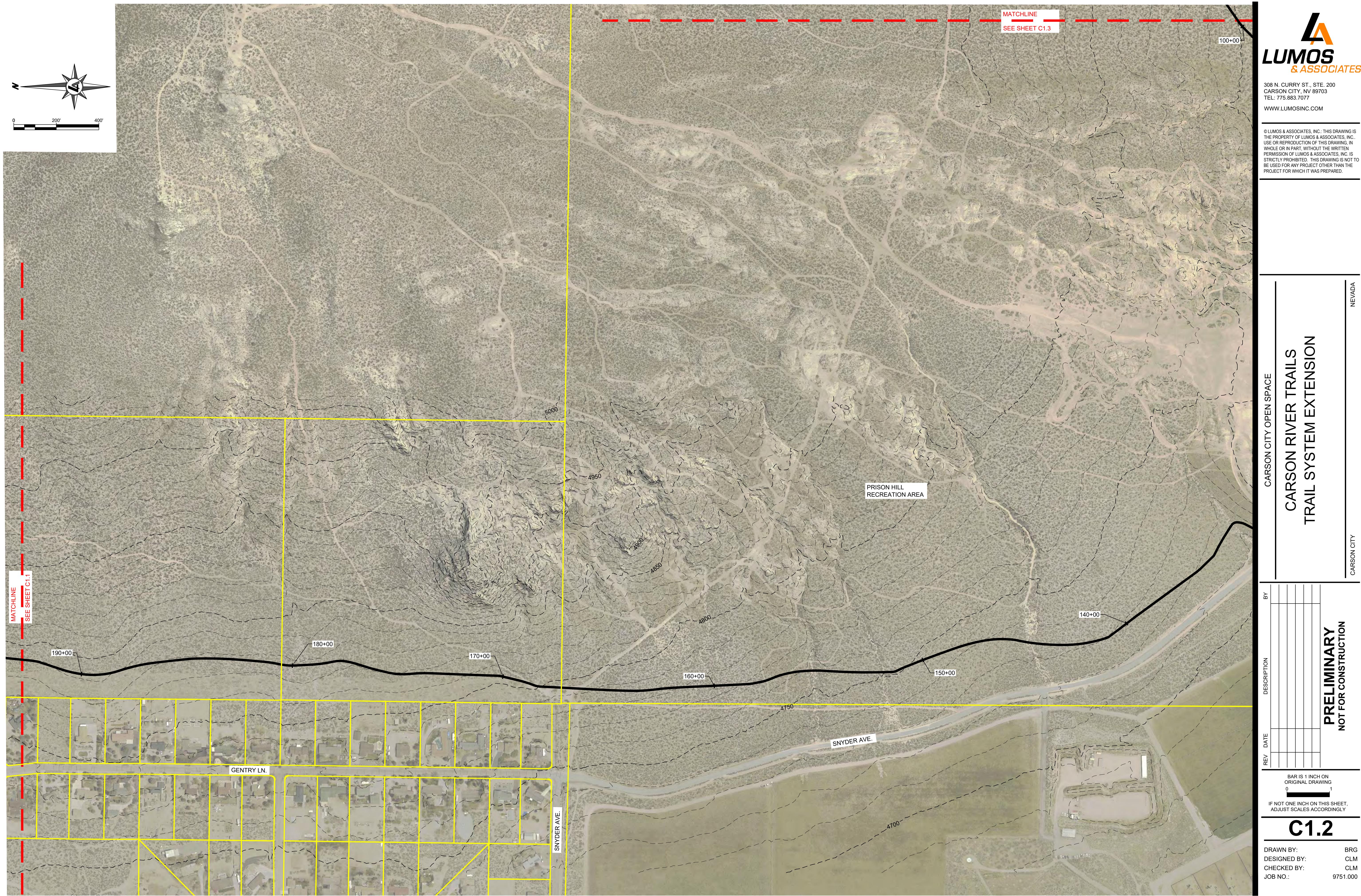


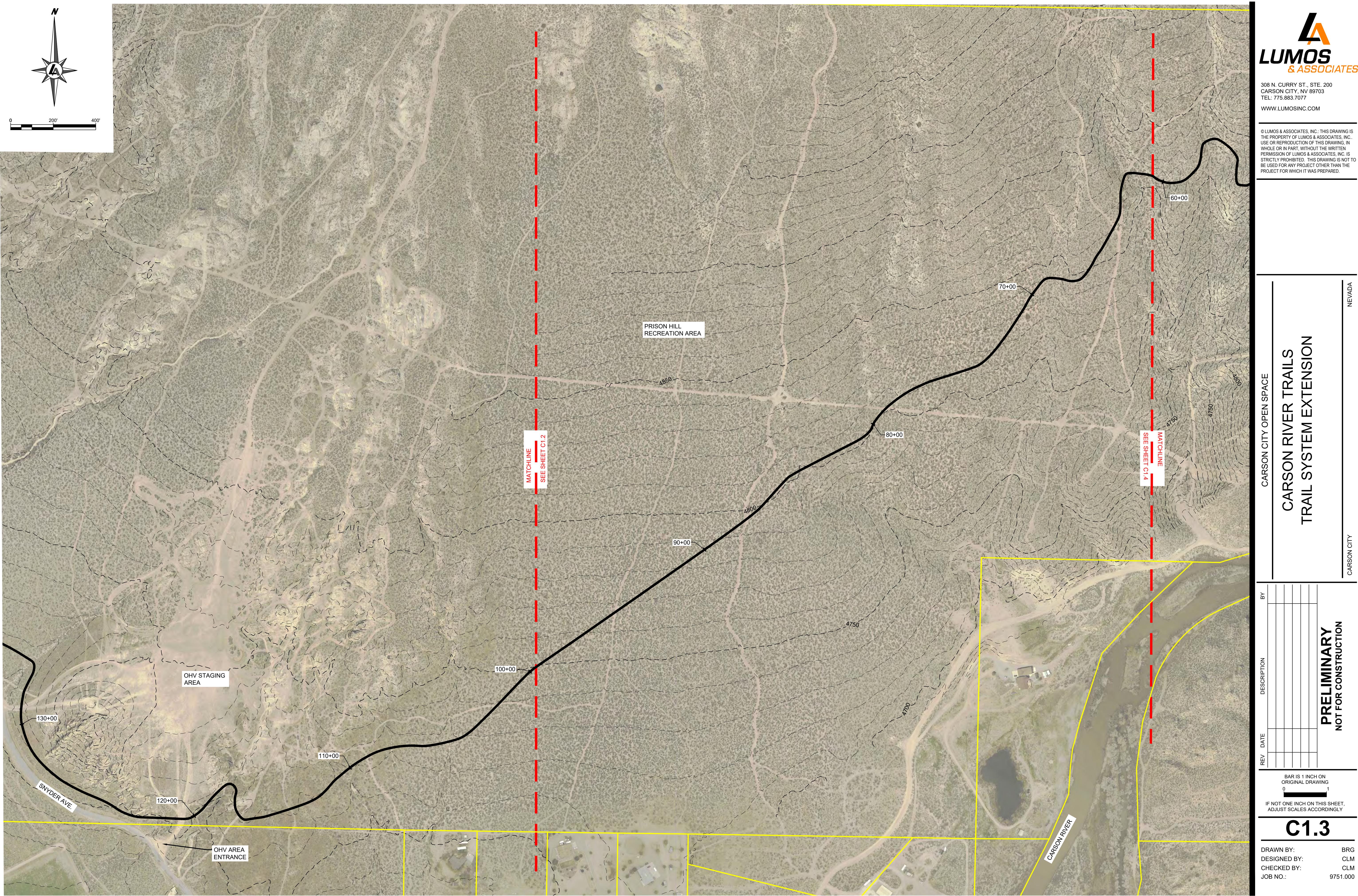
Buzzy's Ranch Wetland Enhancement Project

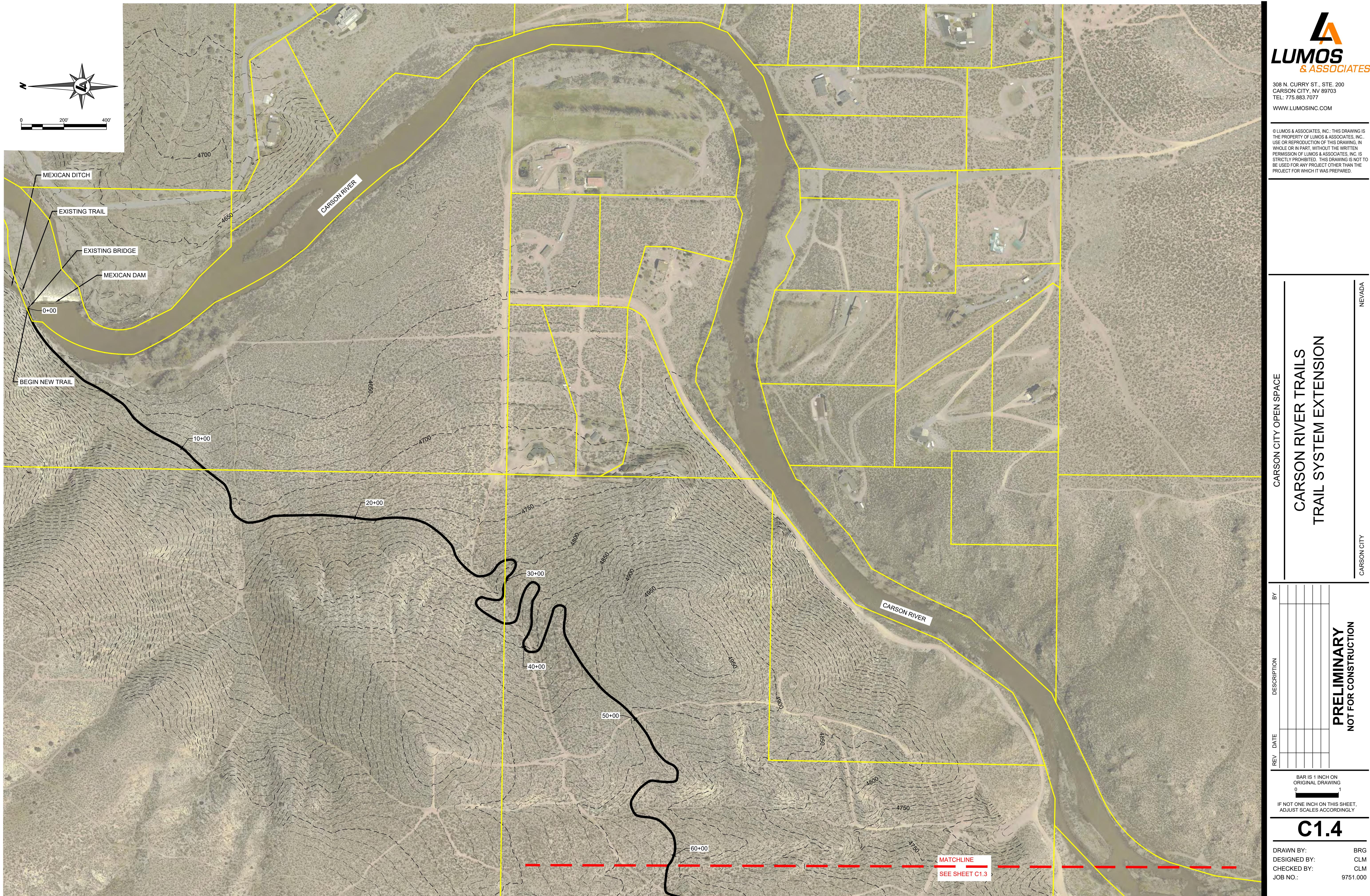
Planning, Design, etc.	Estimate
Water Rights Acquisition (694.36 AFA)	\$ 1,735,875.00
Water Rights Appraisal	\$ 15,000.00
Water Rights Application Processing Fees	\$5,000.00
Water Rights Title Report	\$5,000.00
SUB-TOTAL	\$ 1,760,875.00
Site Improvements	Estimate
TBD - Observation Deck	\$ 75,000.00
Irrigation Infrastructure Improvements	\$ 10,000.00
Interpretive Signs (4)	\$ 4,000.00
Interseeding & Vegetation Enhancement	\$ 10,000.00
Weed Abatement	\$ 5,000.00
SUB-TOTAL	\$ 104,000.00
GRAND TOTAL	\$ 1,864,875.00











Full Project

Planning, Design, etc.	Estimate
Design	\$ 200,000.00
Geotech	\$ 22,000.00
Project Management	\$ 25,000.00
Construction Management	\$ 90,000.00
Materials Testing	\$ 15,000.00
Advertising	\$ 500.00
Section 106 Review	\$ 15,000.00
Environmental	\$ 5,000.00
Public Works assistance	\$ 30,000.00
Staff Planning In-Kind Match	\$ 4,500.00
SUB-TOTAL	\$ 407,000.00
Trail Construction	Estimate
Mobilization, Demobilization and Clean-Up	\$ 95,000.00
Scarify and reseed existing roads	\$ 4,000.00
Interpretive Signs (4)	\$ 4,000.00
Trail Signs and Markers	\$ 2,000.00
Construct 25,130' of new 10-12' wide path*	\$ 2,462,740.00
Revegetation	\$ 10,000.00
10% contingency	\$ 257,774.00
SUB-TOTAL	\$ 2,835,514.00
Trailhead Improvements	Estimate
Regrade access road	\$ 7,000.00
Cross walk/RFFB on Edmonds Drive	\$ 16,000.00
Install 3-rail cedar split rail fence	\$ 8,000.00
Place 3" of Type 2 Aggregate Base (Certified)	\$ 20,000.00
Grade and Compact Parking Lot	\$ 7,000.00
Construct PCC Sidewalk	\$ 9,800.00
Construct AC Pavement	\$ 6,500.00
Install ADA Parking Sign and Post	\$ 800.00
Furnish and Install Picnic Shade Structure w/ Table	\$ 24,000.00
Excavate native material for vault toilet	\$ 7,300.00
CXT ADA Single Vault Restroom	\$ 22,000.00
Trash Waste Receptacle	\$ 1,000.00
Mutt Mitt Station	\$ 700.00
Restroom - Holding Tank Permit (Bureau of	\$ 200.00
SUB-TOTAL	\$ 130,300.00
GRAND TOTAL	\$ 3,372,814.00

* Trail construction estimate based on \$98/foot.

Full Trail, no TH improvements

Planning, Design, etc.	Estimate
Design	\$ 190,000.00
Geotech	\$ 22,000.00
Project Management	\$ 25,000.00
Construction Management	\$ 85,000.00
Materials Testing	\$ 14,000.00
Advertising	\$ 500.00
Section 106 Review	\$ 15,000.00
Environmental	\$ 5,000.00
Public Works assistance	\$ 30,000.00
Staff Planning In-Kind Match	\$ 4,500.00
SUB-TOTAL	\$ 391,000.00
Trail Construction	Estimate
Mobilization, Demobilization and Clean-Up	\$ 92,000.00
Scarify and reseed existing roads	\$ 4,000.00
Interpretive Signs (4)	\$ 4,000.00
Trail Signs and Markers	\$ 2,000.00
Construct 25,130' of new 10-12' wide path*	\$ 2,462,740.00
Revegetation	\$ 10,000.00
10% contingency	\$ 257,474.00
SUB-TOTAL	\$ 2,832,214.00
Trailhead Improvements	Estimate
GRAND TOTAL	\$ 3,223,214.00

Trail ends at Snyder Ave.

Planning, Design, etc.	Estimate
Design	\$ 175,000.00
Geotech	\$ 19,000.00
Project Management	\$ 20,000.00
Construction Management	\$ 75,000.00
Materials Testing	\$ 12,000.00
Advertising	\$ 500.00
Section 106 Review	\$ 15,000.00
Environmental	\$ 5,000.00
Public Works assistance	\$ 30,000.00
Staff Planning In-Kind Match	\$ 4,500.00
SUB-TOTAL	\$ 356,000.00
Trail Construction	Estimate
Mobilization, Demobilization and Clean-Up	\$ 92,000.00
Scarify and reseed existing roads	\$ 4,000.00
Interpretive Signs (3)	\$ 3,000.00
Trail Signs and Markers	\$ 1,500.00
Construct 19,000' of new 10-12' wide path*	\$ 1,862,000.00
Revegetation	\$ 8,000.00
10% contingency	\$ 197,050.00
SUB-TOTAL	\$ 2,167,550.00
Trailhead Improvements	Estimate
GRAND TOTAL	\$ 2,523,550.00