



STAFF REPORT

Agenda Item: 8

Report To: Open Space Advisory Committee

Meeting Date: February 22, 2021

Staff Contact: Lyndsey Boyer, Open Space Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the Open Space Work Plan for Fiscal Year 2021-2022.

Staff Summary: This item will review and provide direction to staff on project priorities for the Open Space Division of the Parks, Recreation & 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 2021-2022 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. Management Activities
4. Planning Activities / 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 2021-2022

Only for the Committee's reference, all completed projects will be noted in the 2020 Open Space Annual Report. Projects utilizing grant funding have been highlighted in bold text.

1. CAPITAL IMPROVEMENT PROJECTS

Property Name	Description	Staff Lead
Kings Canyon Dirt Road	In coordination and partnership with U.S. Forest Service (USFS), the Nevada Off-Highway Vehicle Commission and Recreational Trails Program awarded grant funds for repair of the first 2.5 miles of dirt road from the Kings Canyon Trailhead. The design and environmental review were completed in 2020, and the repair is anticipated to begin in summer 2021. <ul style="list-style-type: none"> - Grant Funding / Nevada Off-Highway Vehicle Program: \$17,990 to Carson City (and \$29,010 to the USFS) - Grant Funding / Recreational Trails Program: \$142,500 	Lyndsey Boyer and Nick Wentworth
Kings Canyon Trailhead	In coordination and partnership with Carson City Public Works and Central Federal Lands, a Federal Lands Access Program (FLAP) grant was applied for and awarded to improve the paved portions of Kings Canyon Road, as well as make improvements to the Kings Canyon Trailhead. Total costs for this project are approximately \$5.3 million. Construction on the road and trailhead will begin in summer 2021. <ul style="list-style-type: none"> - Grant Funding / Federal Lands Access Program: \$5.3 million - Q18 Quality of Life, 5% match – Undesignated Account (FY22): \$33,275 - Q18 Quality of Life, 5% match – Undesignated Account (FY21): \$35,350 	Lyndsey Boyer and Gregg Berggren
Old Buzzy's Ranch Property	Roof repair and rehabilitation of the old stone shed. The project has been on hold due to limited staffing and higher priorities, but remains a priority for staff to prevent further degradation of the structure.	Lyndsey Boyer
Vidler Property	In partnership with the Carson Water Subconservancy District, staff have applied for funding in 2021 to support improvements to the connector trail from Riverview Park to the Empire Ranch Trail, through the unnamed Vidler donated Open Space property. <ul style="list-style-type: none"> - Q18 Quality of Life – Maintenance/Management Account (FY22): \$5,000 - \$10,000 - Grant Funding / Carson Water Subconservancy District (has not been awarded yet): \$10,000 	Gregg Berggren

Silver Saddle Ranch	<ol style="list-style-type: none"> 1) The roofs on several structures need to be repaired, including the Red House. 2) Work to install an automatic gate at the entrance to Silver Saddle Ranch, once Section 106 clearances are complete. 3) Work with staff to evaluate irrigation system and prepare an irrigation site plan for the landscaping around the Red House. Future fiscal Years will include a priority for irrigation repair and landscape replacement. 	Jared Whitaker, Lyndsey Boyer and Nick Wentworth (irrigation)
Lincoln Bypass Trail	<p>In coordination and partnership with Muscle Powered and the Recreational Trails Program, staff will work to construct 2 new miles of the Lincoln Bypass Trail in 2021.</p> <ul style="list-style-type: none"> - Q18 Quality of Life – Maintenance/Management Account (FY22): \$25,000 - Grant Funding / Muscle Powered / Recreational Trails Program: \$30,400 	Gregg Berggren
Trails – Prison Hill, West	<p>In partnership with the Southern Nevada Public Lands Management Act (SNPLMA), staff applied for funding in 2020 to design and construct a non-motorized multi-use trail approximately 2.5 miles in length along the west side of Prison Hill and make improvements to the existing Koontz Lane trailhead. Notice of funding award will be released in September 2021.</p> <ul style="list-style-type: none"> - Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$2.4 million (has not been awarded yet) 	Gregg Berggren
V&T Trail, North of Combs Canyon Road	<ol style="list-style-type: none"> 1) Continue to work with two private property owners to obtain public easements for the V&T Trail north of Combs Canyon Road. 	Gregg Berggren

2. LAND ACQUISITIONS / TRANSACTIONS

Property Name	Description	Staff Lead
Hamm Property, renamed to “Eagle View Open Space”	While the acquisition is complete, there is one remaining item to complete to receive \$250,000 reimbursement from the Land and Water Conservation Fund for acquisition of the Eagle View Open Space. The remaining task includes completing a utility easement for the Marlette waterline, discussions with NDSL staff regarding this easement will continue throughout 2021. The grant deadline has been extended to December 2021.	Lyndsey Boyer and City Real Property Manager

Clear Creek / Nevada State Lands	The Clear Creek Trail and Trailhead has been an ongoing collaborative project with many different public, private, corporate, and non-profit partners since 2008. In 2019, in collaboration with Nevada Land Trust, Carson City hired an appraiser. Due to COVID-19, there were delays in completing the appraisal, but the process has resumed, and the appraisal will be completed in 2021. Discussions with the Nevada Division of State Lands regarding a potential land acquisition will resume once a value is identified.	Lyndsey Boyer, Nevada Land Trust and City Real Property Manager
Old Buzzy's Ranch - Water Rights Acquisition	<p>In partnership with the Southern Nevada Public Lands Management Act (SNPLMA), staff have applied for funding in 2020 to support the acquisition of 694 ace-feet annually of dedicated water rights from Vidler Water Company to apply to the Old Buzzy's Ranch property, at the Ducks Unlimited Wetland Enhancement Project and NDOT Mitigation Wetlands. Notice of funding award will be in September 2021. If funding is not awarded staff will continue to work with consultants to identify strategies as a component of the ongoing Conservation Plan development. 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, so identifying a water rights strategy for this property remains a high priority for the Open Space Division.</p> <ul style="list-style-type: none"> - Q18 Quality of Life – Maintenance/Management Acct. (FY22-FY23): \$50,000 - Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$1.8 million (has not been awarded yet) 	Lyndsey Boyer and RCI

3. MANAGEMENT ACTIVITIES

Property Name	Description	Staff Lead
Trails – Silver Saddle Ranch and Prison Hill Recreation Area	A \$1.8 million grant award from the Southern Nevada Public Land Management Act (SNPLMA) provided funding for design and construction of three multi-use trails on Prison Hill, Silver Saddle Ranch and Old Buzzy's Ranch. Construction was completed in the fall of 2020, and the trails have been immediately popular. In 2021, staff will work to install benches and create interpretive signage along the trail to educate users about Open Space preservation, the history of the Mexican Ditch and the importance of riparian habitat and watershed protection. Lastly, staff will be providing supplemental water to the revegetation areas along the trail and monitor for any issues with noxious and invasive species.	All staff

Silver Saddle Ranch	Begin implementing priority maintenance repairs as identified in the finalized Silver Saddle Ranch Preservation Plan.	Jared Whitaker and Lyndsey Boyer
Prison Hill Motorized Recreation Area	In coordination with the National Off-Highway Vehicle Conservation Council (NOHVCC), additional grant funding through the Nevada Off-Highway Vehicle Program and the Recreational Trails Program has been awarded to begin implementing site improvements , such as new trail construction, erosion control, road decommissioning and sign and fence installation. A Section 106 archaeological survey was completed in 2020. Project implementation will begin following receiving clearance from the SHPO in early 2021.	Gregg Berggren + all staff
Carson River Aquatic Trail	In coordination and partnership with the Carson Water Subconservancy District and the Recreational Trails Program , this tri-county project (Douglas, Carson City, Lyon) will add an 8-mile section to the Carson River Aquatic Trail, providing the opportunity for a full day 13-mile flat-water float trip manageable by canoers, kayakers, and standup paddle boarders. The project will include construction of a take-out above the Mexican Dam that will utilize Carson City’s recently completed Mexican Dam bypass in order to create a safe portage around the dam. Other project elements include unified wayfinding and safety signage and publication of a revised map.	Gregg Berggren
Signage	<p>Continue to replace all BLM signs on the lands conveyed to Carson City and begin installation of new signage per the Signage Master Plan throughout Open Space. Priority areas identified in 2020 were completed and additional priority locations are outlined below.</p> <p>Sign location priorities:</p> <ul style="list-style-type: none"> • Ambrose Carson River Natural Area • Morgan Mill Preserve Open Space • Fulstone Wetlands • Moffat Open Space • Lakeview Park • Voltaire Canyon • Silver Saddle Ranch • East Silver Saddle Ranch <p>Additionally, work with the federal agencies towards improved signage and information for the public.</p>	All staff

Waterfall Trail	Work with NDEP to compile scope and cost estimate for Waterfall Trail surveillance.	Gregg Berggren and Lyndsey Boyer
Fuel Reduction using Sheep	Continue implementing annual sheep grazing program on the west side of Carson City to reduce fuel load associated with cheatgrass and other invasive annuals. This will be the 15 th year of implementing the program in Carson City.	Senior Natural Resource Specialist
Volunteer Opportunities/ Activities	<p>Individuals Organizations</p> <ul style="list-style-type: none"> • Friends of Silver Saddle Ranch – establish MOU • Muscle Powered – update MOU • Pine Nut Mountain Trails Association • Desert Pigs – Carson City Chapter • Friends of Prison Hill <p>Community Groups</p> <ul style="list-style-type: none"> • Eagle Scouts • Kiwanis Clubs • Adopt-a-Trail Groups <ul style="list-style-type: none"> ○ Click Bond 	All staff
Wildlife Surveys	Related to the Southern Nevada Public Lands Management Act grant award and questions/concerns on the Old Buzzy’s Ranch property, staff will continue to complete wildlife (avian) surveys along several stretches of the Carson River to obtain year three data related to potential wildlife impacts in this area. This will be important to complete the first year after trail construction has been completed in order to determine if there are unanticipated impacts to migratory bird species and if mitigation measures need to be implemented (i.e. seasonal closure or further dog restrictions).	Senior Natural Resource Specialist
Routine Maintenance	In addition to the project specific updates listed above, below is a highlight of the routine maintenance activities that occur annually: <ul style="list-style-type: none"> • Ash Canyon Road repair and maintenance • Education activities (schools, volunteers and Interpretive Program) • Erosion control – along the Carson River • Fuels reduction projects – Prison Hill and Goni Canyon Area • Trail maintenance – in conjunction with Muscle Powered • Travel management – Prison Hill OHV Area and East Silver Saddle Ranch • Vegetation management/noxious weed abatement 	All staff

4. PLANNING ACTIVITIES / REPORTS

Property Name	Description	Staff Lead
Silver Saddle Ranch	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. 2) Revise Conservation Easement to include definitions of allowable activities and events. This project will be accomplished in cooperation with the BLM.	Lyndsey Boyer + all staff
Old Buzzy's Ranch Property and Silver Saddle Ranch pastures – Conservation Plan	Staff have been working with consultants since 2019 to develop a Conservation Plan for Old Buzzy's Ranch. This plan outlines the use and best management practices of the natural resources on the land and will provide a framework for sustainable management of the ranch in terms of grazing and stocking rates. 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.	Lyndsey Boyer and Senior Natural Resource Specialist
Old Buzzy's Ranch Property and Silver Saddle Ranch – Pasture Agreement	In conjunction with the development of the Conservation Plan for Buzzy's Ranch and Silver Saddle Ranch, staff will also work with the District Attorney's office in 2021 to develop a Pasture Agreement between Carson City and the grazing operator who manage Old Buzzy's Ranch and Silver Saddle Ranch. The agreement will outline roles and responsibilities between Carson City and the grazing operator.	Lyndsey Boyer
State Historic Preservation Office (SHPO), Section-106	Need to complete Section-106 cultural review on the following properties: <ul style="list-style-type: none"> • Prison Hill, west – Clearview and Koontz • Snyder Avenue, memo – Prison Hill OHV Area • Silver Saddle Ranch – automatic Gate • Silver Saddle Ranch – entire property • Ambrose Carson River Natural Area 	Lyndsey Boyer
Prison Hill Recreation Area – Master Plan	Complete edits and revisions to draft Prison Hill Recreation Area Master Plan and bring to the Board of Supervisors for approval.	Gregg Berggren and Lyndsey Boyer

Nevada Division of State Lands	In coordination with the Carson City Real Property Manager, work to resolve outstanding property interests including trail licenses with Nevada Division of State Lands.	Gregg Berggren, City Real Property Manager and Lyndsey Boyer
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>Programmatic Agreement, comprehensive:</p> <ol style="list-style-type: none"> 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. 2. Amend the PA to include these exclusions, including provision about Section 106 requirements when utilizing a federal funding source. 3. Work with consultants to complete a Class I inventory of cultural compliance that has been completed throughout OPLMA conveyed lands to identify priorities and gaps. <p>Nevada Site Stewardship Program, specific:</p> <ol style="list-style-type: none"> 1. The PA requires annual monitoring by an appropriate professional or a certified Nevada Archaeological Site Steward. <ol style="list-style-type: none"> a. A training program needs to be developed to train volunteers for the stewardship of cultural resources. <p>Washoe Tribe:</p> <ol style="list-style-type: none"> 1. Work with the Washoe Tribe to identify preferred review process for projects on OPLMA conveyed lands. 2. Continue working with the Washoe Tribe to develop partnership opportunities (property naming, interpretive sign content) 	Lyndsey Boyer + all staff
Dog use in Open Space	In coordination with the Parks and Recreation Commission, staff will work to identify potential policies for managing dog use in Open Space, as well as Parks. Staff hope to develop a comprehensive policy that can be implemented throughout the Parks, Recreation & Open Space Department.	Lyndsey Boyer, Jen Budge, OSAC and PRC members

<p>Routine Planning Activities</p>	<p>In addition to the specific projects listed above, below is a highlight of the routine planning activities that occur annually:</p> <ul style="list-style-type: none"> • Annual Reports to the Board of Supervisors • Conservation Easement Monitoring – Horsecreek Ranch • Prison Hill OHV Area – Monitoring Report • Silver Saddle Ranch, Architectural Monitoring • Archeological Monitoring – Nevada Site Stewardship Program • Review Developments Plans and Proposals • Open Space Education and Information (website, mapping etc.) 	<p>All staff</p>
<p>Trails</p>	<ol style="list-style-type: none"> 1) Work with various trails organizations on local and regional projects including the planning, construction, and maintenance of all single-track trails throughout Carson City. 2) Develop maintenance schedule and budget for unpaved double-track trails throughout Carson City. <p><u>Newly identified in 2020/2021:</u></p> <ol style="list-style-type: none"> 1) Capital to Tahoe: Muscle Powered has obtained funding and the USFS is supportive of the project and is working on public scoping and review of the environmental studies; Continue working on the Mansfield easement. 2) John D. Winters Centennial Park / Virginia Range: Continue working with Muscle Powered, BLM and Washoe County on clearances for Centennial Park connection to Washoe Lake State Park. 3) Continue placement of wayfinding signage on single-track trails throughout Carson City in cooperation with Muscle Powered. 4) Begin Prison Hill, west single-track maintenance and realignments once Section 106 review is complete. 	<p>Gregg Berggren</p>

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
West of Hwy 395 / Carson Street							
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		
=Sub-Total	2,016.89		\$ 3,208,598	\$ 2,585,787		\$ 5,794,385	

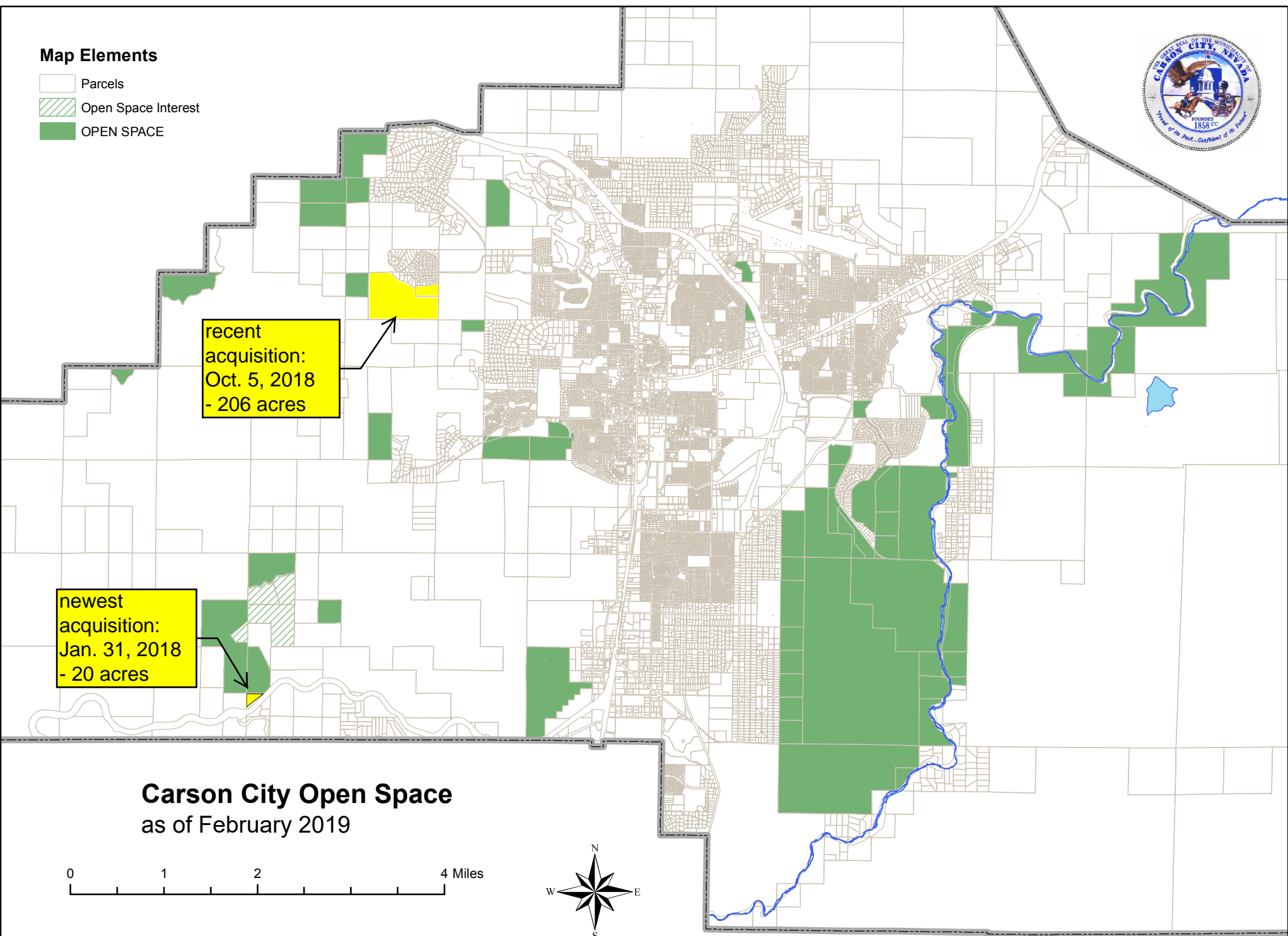
East of Hwy 395 / Carson Street							
Ambrose Carson River Natural Area	233.17	May 2015			BLM conveyance		
Carson River Canyon Open Space							
Bently acquisition	470.00	Jan 2012	\$ 876,796	\$ 513,900	Southern Nevada Public Land Management Act	\$ 1,390,696	\$ 2,959
Serpa acquisition	373.57	Jan 2011	\$ 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	--	--	\$ -	
=Sub-Total	4,941.28		\$ 7,797,679	\$ 6,270,970		\$ 14,068,649	
GRAND TOTAL	6,958.17		\$ 11,006,277	\$ 8,856,757		\$ 19,863,034	
			55.41%	44.59%			

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



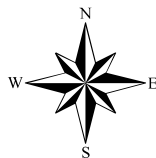
Map Elements

- Parcels
- Open Space Interest
- OPEN SPACE

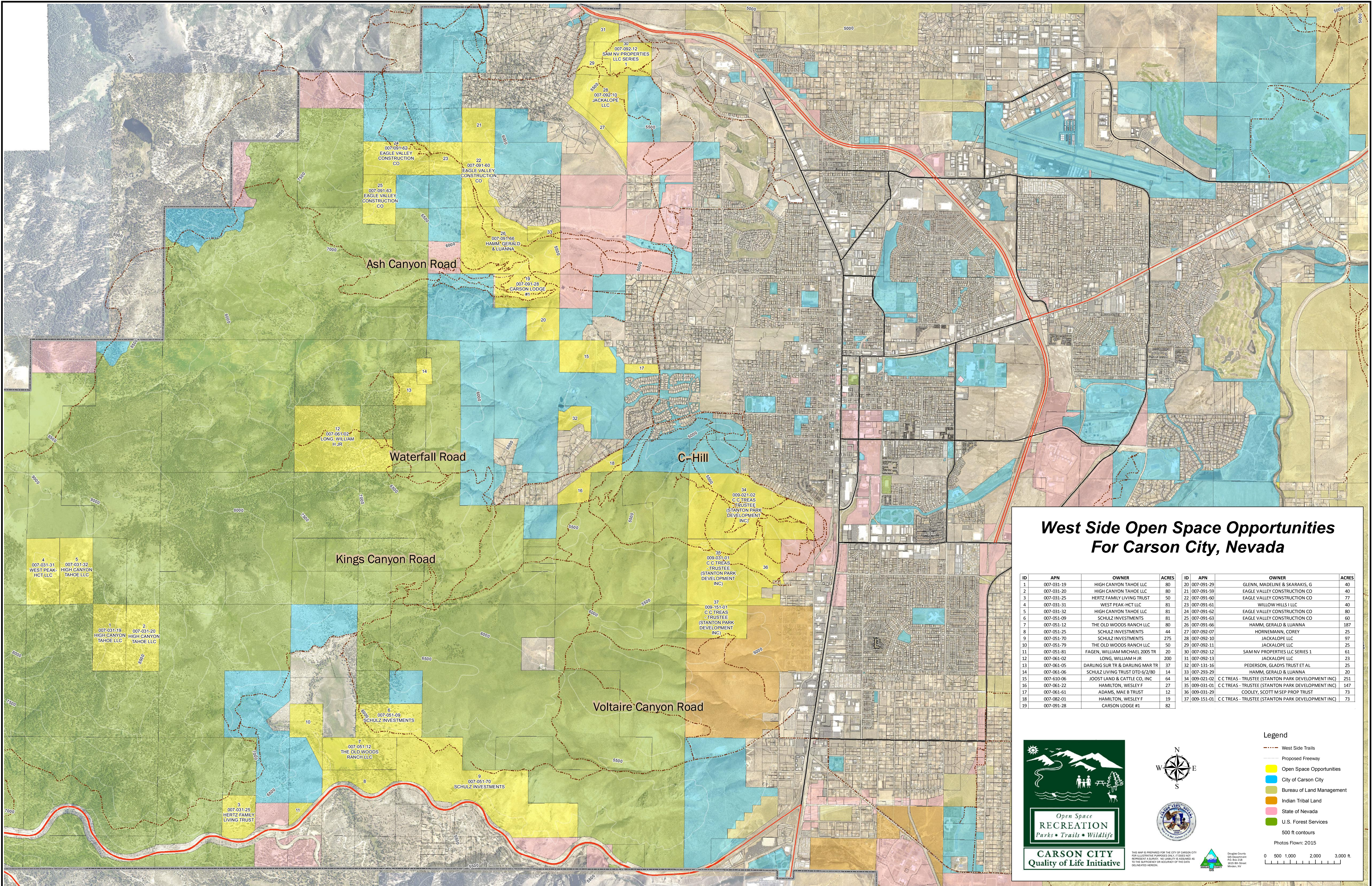


Carson City Open Space as of February 2019

0 1 2 4 Miles

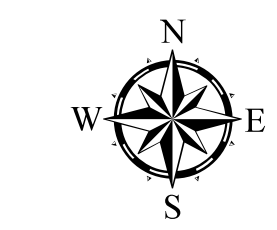
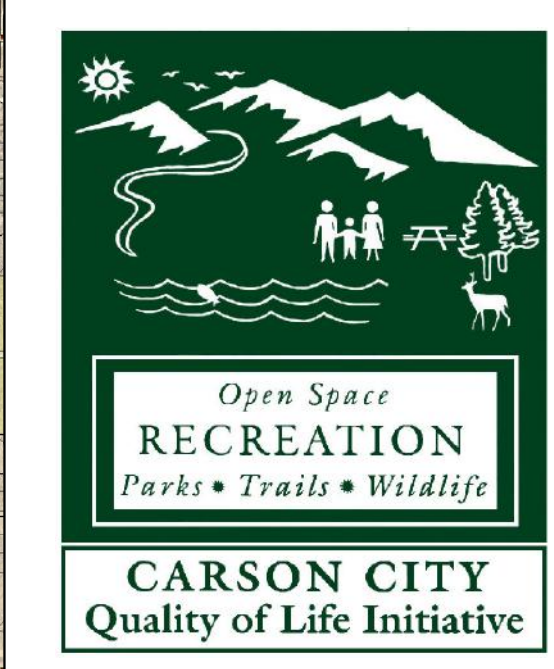


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West Side Open Space Opportunities For Carson City, Nevada

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	007-092-07	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	007-092-11	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				



- 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

