



STAFF REPORT

Agenda Item: 5.D

Report To: Open Space Advisory Committee

Meeting Date: February 21, 2023

Staff Contact: Lyndsey Boyer, Open Space Manager, lboyer@carson.org

Agenda Title: For Possible Action: Discussion and possible action regarding the Open Space Work Plan for Fiscal Year 2023-2024. (Lyndsey Boyer, lboyer@carson.org)

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 2023-2024 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

ATTACHMENTS:

Exhibit A: Open Space Work Plan 2023-2024

Exhibit B: Open Space Properties List

Exhibit C: Open Space Properties Map

Exhibit D: Open Space Opportunities Map

EXHIBIT A

OPEN SPACE PROGRAM

Project Priorities and Work Plan, Fiscal Year 2023-2024

Only for the Committee's reference, all completed projects will be noted in the 2022 Open Space Annual Report. Projects utilizing grant funding have been highlighted in bold text.

1. CAPITAL IMPROVEMENT PROJECTS

Property Name	Description	Staff Lead
Old Buzzy's Ranch Property	<p>1) In partnership with the Southern Nevada Public Lands Management Act (SNPLMA), staff applied for funding in 2020 to fund the purchase of approximately 694 acre-feet annually (AFA) of water rights to apply to the wetlands and wet meadow habitat at Buzzy's Ranch, specifically at the Ducks Unlimited wetlands. Funds will also support necessary irrigation improvements and revegetation activities to further enhance the wetland areas. The nomination was approved and signed by the Secretary of the Interior in the fall of 2021, and the funding is available beginning February 1, 2023.</p> <ul style="list-style-type: none">- Q18 Quality of Life – Professional Services Account (FY23-24): \$50,000- Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$1.8 million. <p>2) 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.</p>	Lyndsey Boyer
Prison Hill Trail - 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. The nomination was approved and signed by the Secretary of the Interior in the fall of 2021, and the funding is available beginning February 1, 2023.</p> <ul style="list-style-type: none">- Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$2.4 million.	Gregg Berggren
V&T Trail, North of Combs Canyon Road	Continue to work with two private property owners to obtain public easements for the V&T Trail north of Combs Canyon Road.	Gregg Berggren

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Riverview Trailhead	<p>In partnership with the Southern Nevada Public Lands Management Act (SNPLMA), staff applied for funding in 2021 to design and renovate the trailhead at Riverview Park/Korean War Memorial. Elements will include all new facilities, redesigned parking area, improved trail access, protection of cultural resources, drainage improvements, low-maintenance landscaping, and accessibility enhancements. Notice of funding is expected to be released in 2023.</p> <p>1) Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$2.3 million (has not yet been awarded)</p>	Gregg Berggren and Nick Wentworth
Vidler Open Space / River Trail	<p>In partnership with the Recreational Trails Program, staff applied for funding in 2022 to support improvements to the connector trail from Riverview Park to the Empire Ranch Trail, through the Vidler Open Space property, and placement of four new interpretive panels along the five miles of river trail. Interpretive panel content will be created in cooperation with the Carson Water Subconservancy District and the Washoe Tribe of California and Nevada. The grant application was approved, and funding will be awarded in 2023.</p> <ul style="list-style-type: none"> - Q18 Quality of Life – Maintenance/Management Account (FY24): \$9,200 - Grant Funding / Recreational Trails Program: \$36,800 - Note – final award may differ slightly. 	Gregg Berggren
Desert Peach Trail, Prison Hill	<p>In partnership with the Recreational Trails Program, staff have applied for funding in 2021 to support construction of a new, sustainable connector trail from the 5th Street Loop Trails to the North Loop. Funding was awarded in 2022. We are awaiting finalization of Section 106 surveys and SHPO approval prior to construction.</p> <ul style="list-style-type: none"> - Q18 Quality of Life – Maintenance/Management Account (FY24): \$8,428 - Grant Funding / Recreational Trails Program: \$33,712 	Gregg Berggren
Silver Saddle Ranch	<p>1) The roofs on several structures need to be repaired, including the Red House.</p> <p>2) 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.</p>	Jared Whitaker, Lyndsey Boyer and Nick Wentworth (irrigation)

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2. LAND ACQUISITIONS / TRANSACTIONS

Property Name	Description	Staff Lead
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 acre-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. The nomination was approved and signed by the Secretary of the Interior in the fall of 2021, and the funding is available beginning February 1, 2023.</p> <ul style="list-style-type: none"> - Q18 Quality of Life – Maintenance/Management Acct. (FY23-24): \$50,000 - Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$1.8 million 	Lyndsey Boyer
Clear Creek / Nevada State Lands	<p>The Clear Creek Trail and Trailhead has been an ongoing collaborative project with many different public, private, corporate, and non-profit partners since 2008. An appraisal process was initiated in 2019 and was completed in 2022. Carson City continues to be an involved partner in working with stakeholders to identify a mutually beneficial solution to formalize a trailhead and trail connection at this location.</p>	Lyndsey Boyer, Nevada Land Trust and City Real Property Manager
Old Woods Ranch – Conservation Easement	<p>In 2020, a grant nomination submitted to the national committee of the Forest Legacy Program, after a previous nomination was not awarded in 2019. The nomination requested funding to purchase a conservation easement on 130 acres of ranchland and conifer forest. The nomination was strengthened by adding in additional properties in the Sierra front slated for conservation easement. In 2022, the application was tentatively approved for funding, pending a commitment of match from the respective partners. There is a 25% matching funds requirement, estimated to be approximately \$50,000.</p>	Lyndsey Boyer, Jen Budge, Nevada Land Trust, OSAC representatives and City Real Property Manager

3. MANAGEMENT ACTIVITIES

Property Name/ Topic	Description	Staff Lead
Silver Saddle Ranch	Begin implementing priority maintenance repairs as identified in the finalized Silver Saddle Ranch Preservation Plan.	Jared Whitaker and Lyndsey Boyer

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Prison Hill Motorized Recreation Area	Implement maintenance schedule for newly installed features throughout the Prison Hill OHV Area, including cleaning check dams and lead off ditches, continue to decommission and rehab impacted areas as well as continued sign and fence installation and maintenance, as needed.	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) seeks to 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 the Mexican Dam bypass 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 update and replace outdated signage with new signage per the Signage Master Plan throughout Open Space. Priority areas identified in 2022 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 • Fulstone Wetlands • Lakeview Park • Voltaire Canyon • Ash Canyon • Eagle View Open Space <p>Additionally, work to create and install high quality interpretive materials throughout trails and Open Space to highlight natural and cultural history.</p>	All staff
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 17 th year of implementing the program in Carson City.	Senior Natural Resource Specialist
Dog Rules and Regulations Policy	<p>Following the approval and adoption of the Dog Rules and Regulations Policy in 2023, work to develop and implement a strategy to update the public on dog rules throughout Open Space, trails and trailheads.</p> <ol style="list-style-type: none"> 1) Update signage 2) Install additional dog waste stations 3) Create robust education and outreach program 	All staff

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Volunteer Opportunities/Activities	<p>Develop a robust volunteer program for the Parks, Recreation, & Open Space Department with new full time Volunteer Coordinator including:</p> <ul style="list-style-type: none"> • Adopt-a-Trail, Adopt-a-Park and Adopt-a-Cemetery Programs • Trail Ambassador Program • Weed removal projects • Trash Clean-up • Revegetation projects – outplanting and seeding • Education and outreach • Coordinate single track trail maintenance in conjunction with Muscle Powered 	Chelsea Kincheloe + all staff
Routine Maintenance	<p>In addition to the project specific updates listed above, below is a highlight of the routine maintenance activities that occur annually:</p> <ul style="list-style-type: none"> • Road repair and maintenance <ul style="list-style-type: none"> ○ Ash Canyon Road ○ Silver Saddle Ranch – entrance road ○ Kings Canyon Road ○ Ambrose Carson River Natural Area – entrance road • Erosion control • Fuels reduction projects • Trail maintenance - in conjunction with Muscle Powered <ul style="list-style-type: none"> ○ East side trail complex (Empire Ranch, Buzzy's Ranch, Silver Saddle Ranch, Prison Hill East) • Travel management and route decommissioning • Vegetation management/noxious weed abatement 	All staff

4. PLANNING ACTIVITIES / REPORTS

Property Name/Topic	Description	Staff Lead
Silver Saddle Ranch	<ol style="list-style-type: none"> 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

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Old Buzzy's Ranch Property and Silver Saddle Ranch pastures	<p>1) Conservation/Management Plan:</p> <p>a. 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. Additionally, the plan emphasizes how to best achieve the goals of the property, including identifying the quantity of water rights 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>2) Pasture Agreement:</p> <p>a. In conjunction with the development of the Conservation Plan, staff will also work with the District Attorney's office in 2023 to develop a Pasture Agreement between Carson City and the grazing operator who manages the pastures at Silver Saddle Ranch. The agreement will outline roles and responsibilities between Carson City and the grazing operator.</p>	Lyndsey Boyer and Senior Natural Resource
State Historic Preservation Office (SHPO), Section-106	<p>Need to complete Section-106 cultural review on the following properties:</p> <ul style="list-style-type: none"> • 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 final 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 properties adjacent to the Prison Hill Recreation Area.	City Real Property Manager, Lyndsey Boyer, and Gregg Berggren
Routine Planning Activities	<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 • Review Carson City Developments Plans and Proposals • Open Space Education and Information (website, mapping etc.) 	All staff

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<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:</p> <ol style="list-style-type: none"> 1. Amend the PA to include approved list of routine maintenance activities that don't require consultation with SHPO. <p>Nevada Site Stewardship Program (NSSP):</p> <ol style="list-style-type: none"> 1. Develop a training program and implement at Silver Saddle Ranch and eventually Carson River Canyon. <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 (interpretive sign content) 	<p>Lyndsey Boyer + all staff</p>
<p>Monitoring and Surveys</p>	<p>Staff complete monitoring of important natural and cultural resources annually to compile in reports. These include:</p> <ul style="list-style-type: none"> • Migratory Bird Monitoring – Carson River <ul style="list-style-type: none"> ○ 11 repeat monitoring stations through the Buzzy's Ranch Trail and Riverview Park trails ○ Monitor bird diversity and use in the river corridor as it relates to newly constructed trails. ○ Evaluate whether mitigation measures are needed (i.e. seasonal closures or temporary leash restrictions) • Conservation Easement Monitoring – Horsecreek Ranch <ul style="list-style-type: none"> ○ 34 repeat photo monitoring (baseline photos from 2009) documentation ○ Additional ground photos documenting disturbance or site needs ○ Summary of findings and review by property owner • Silver Saddle Ranch, Architectural Monitoring <ul style="list-style-type: none"> ○ Review of the facilities at Silver Saddle Ranch using 83 repeat photo monitoring (baseline photos from 2019) documentation and summary of maintenance needs, to be reviewed by SHPO • Prison Hill OHV Area – Monitoring Report <ul style="list-style-type: none"> ○ 60 repeat photo monitoring (baseline photos from 2020) documentation, plus additional photos to show change over time. ○ Summary of findings to evaluate annual improvements and future needs • Prison Hill Fire Restoration Monitoring <ul style="list-style-type: none"> ○ 60 repeat photo monitoring (baseline photos from 2021) documentation at 10 different locations ○ Three vegetation transects in the 0°N, 120°SE, and 240°SW aspects from each monitoring point using the line-point intercept method. 	<p>Senior Natural Resource Specialist + staff</p>

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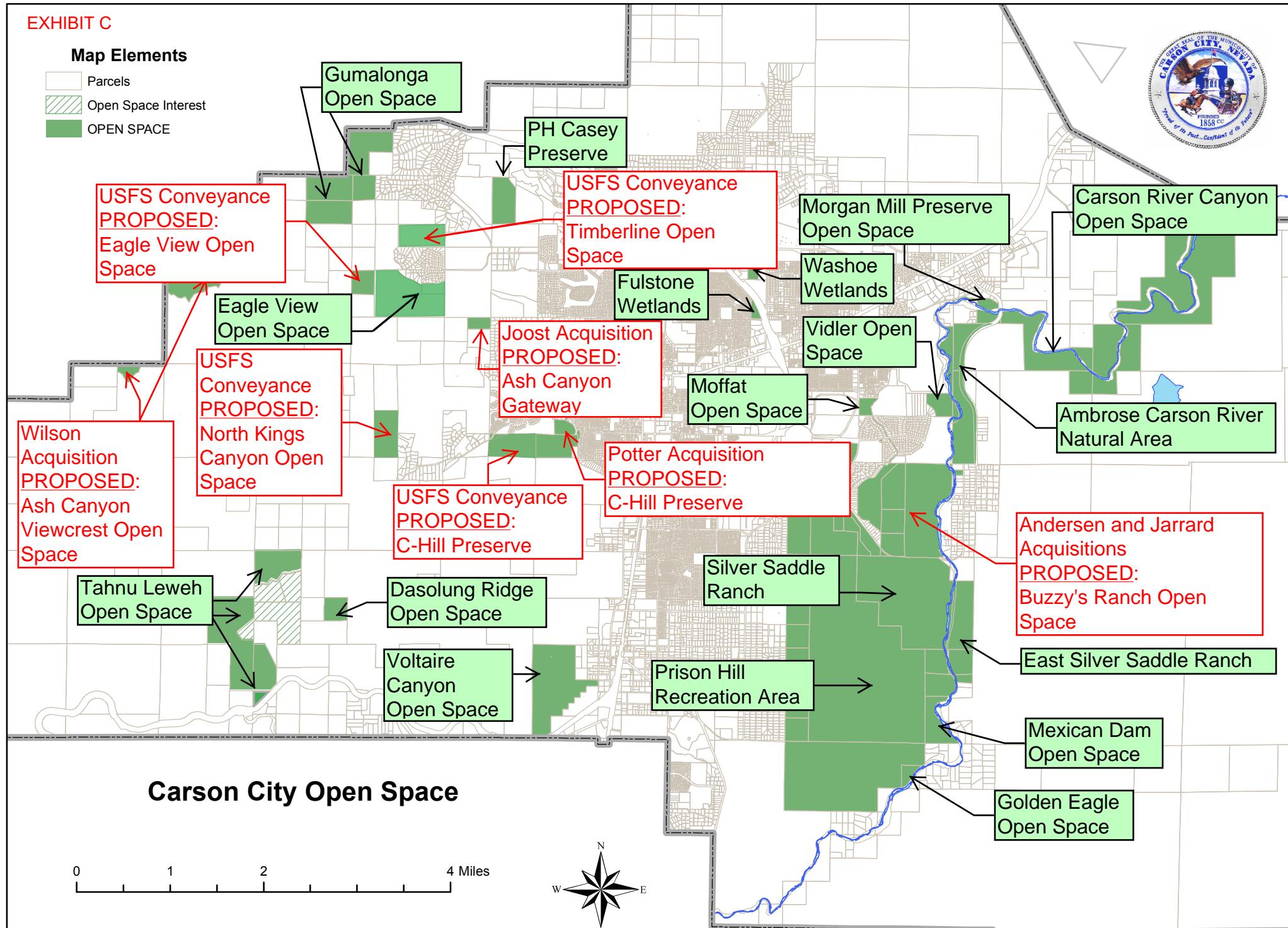
Trails	<p>1) Work with various trails organizations on local and regional projects including the planning, construction, and maintenance of all single-track trails throughout Carson City.</p> <p>2) Develop maintenance schedule and budget for unpaved double-track trails throughout Carson City.</p> <p><u>Newly identified in 2022/2023:</u></p> <p>1) Capital to Tahoe: In cooperation with Muscle Powered, the USFS, Nevada State Parks, and a private landowner, complete construction of this single-track connection to the Lake Tahoe Basin.</p> <p>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 and McClellan Peak. This project will enter the public scoping process in 2023.</p> <p>3) Continue placement of wayfinding signage on single-track trails throughout Carson City in cooperation with Muscle Powered.</p> <p>4) With Section 106 clearances complete, work in cooperation with Muscle Powered to implement new non-motorized trail connections and maintenance activities on Prison Hill. This includes Phase II of the Odyssey Trail to enhance connections from the Koontz Lane Trailhead to the North Loop and Dead Truck Canyon Trail.</p> <p>5) Trail mapping: A two-phased project which will include new, user-friendly and aesthetically pleasing map of trails on the west-side of Carson City, and then a similar map for the east-side of Carson City, including Prison Hill and the Carson River area.</p>	Gregg Berggren
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Carson City Parks, Recreation & Open Space Department - Open Space Acquisitions						Current as of: February 6, 2023	
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							
Fulstone Wetlands	8.62	Aug 2001	donation	--	--	\$ -	\$ -
Eagle View Open Space	206.00	Oct 2018	\$ 251,000	\$ 250,000	Land & Water Conservation Fund	\$ 501,000	\$ 2,432.04
Tahnu Leweh Open Space							
Horsecreek Ranch Fee Title Acquisition	379.50	May 2005	\$ 1,300,000	\$ 1,000,000	State of Nevada Question 1	\$ 2,300,000	\$ 6,060.61
Fagen Hwy 50 acquisition	20.00	Jan 2019	\$ 292,465	--	--	\$ 292,465	\$ 14,623
Horsecreek Ranch Conservation Easement	175.33	Mar 2009	\$ 503,653	\$ 596,347	State of Nevada Question 1	\$ 1,100,000	\$ 6,273.78
Dasolung Ridge Open Space	40.00	Dec 2006	\$ 100,000	\$ 300,000	State of Nevada Question 1	\$ 400,000	\$ 10,000.00
PH Casey Preserve	77.01	Mar 2008	donation	--	--	\$ -	\$ -
Voltaire Canyon Open Space	258.59	Sep 2011			USFS conveyance	\$ -	\$ -
Gumalonga Open Space	320.00	Sep 2011			USFS conveyance	\$ -	\$ -
<i>Proposed: Ash Canyon Gateway</i>	20.25	Nov 2012	\$ 390,000	--	--	\$ 390,000	\$ 19,259.26
<i>Proposed: Ash Canyon Viewcrest Open Space</i>	111.28	Jan 2009	\$ 146,480	\$ 439,440	Forest Legacy Program	\$ 585,920	\$ 5,265.28
Lands Bill (USFS Exchange)							
<i>Proposed: North Kings Canyon Open Space</i>	80.00	Sep 2011			USFS conveyance	\$ -	\$ -
<i>Proposed: Timberline Open Space</i>	80.00	Sep 2011			USFS conveyance	\$ -	\$ -
<i>Proposed: Eagle View Open Space</i>	40.00	Sep 2011			USFS conveyance	\$ -	\$ -
<i>Proposed: C-Hill Preserve</i>	147.69	Sep 2011			USFS conveyance	\$ -	\$ -
Potter acquisition	20.83	Oct 2013	\$ 225,000	--	--	\$ 225,000	\$ 10,801.73
=Sub-Total	1,985.10		\$ 2,983,598	\$ 2,585,787		\$ -	\$ 5,569,385
East of Hwy 395 / Carson Street							
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
Morgan Mill Preserve Open Space	32.00	Jan 2011			State of Nevada Question 1		
Morgan Mill River Access	2.27						
Ambrose Carson River Natural Area	233.17	May 2015			BLM conveyance		
Vidler Open Space	38.96	Nov 2010	donation	--	--	\$ -	\$ -
<i>Proposed: Buzzy's Ranch Open Space</i>							
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
Silver Saddle Ranch	632.35	June 2015			BLM conveyance		
East Silver Saddle Ranch	109.58	May 2015			BLM conveyance		
Prison Hill Recreation Area	2,656.73	May 2015			BLM conveyance		
Golden Eagle Open Space	19.28	Mar 2007	\$ 170,930	\$ 129,070	State of Nevada Question 1	\$ 300,000	\$ 15,560
Mexican Dam Open Space	64.31	Mar 2008	\$ 1,650,000	--	--	\$ 1,650,000	\$ 25,657
Washoe Wetlands	17.62	Aug 2001	donation	--	--	\$ -	\$ -
Moffat Open Space	17.80	Nov 2000	\$ 327,600	--	--	\$ 327,600	\$ 18,404
Freeway Multi-Use Path - Arraiz acquisition	0.65	Jan 2015	\$ 25,530	\$ 10,000	Carson City Regional Transportation Commission	\$ 35,530	\$ 54,662
=Sub-Total	5,123.07		\$ 7,797,679	\$ 6,270,970			
GRAND TOTAL	7,108.17		\$ 10,781,277	\$ 8,856,757		\$ 5,569,385	
Other Interests							
Goni Canyon - open space protection agreement until Dec 16, 2034	40.00		conditional	--	--	\$ -	
Properties Under Parks Maintenance							
Riverview Park	106.81						
Empire Ranch Trail	39.19						
Lone Mountain Trails	22.28						
C-Hill Trails - North	43.82						
Carson River Park	35.50						
Lakeview Park	40.00						
=Sub-Total	287.60						
GRAND TOTAL OF OPEN SPACE INTERESTS	7,395.77						

EXHIBIT C

Map Elements

- Parcels
- Open Space Interest
- OPEN SPACE



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.

