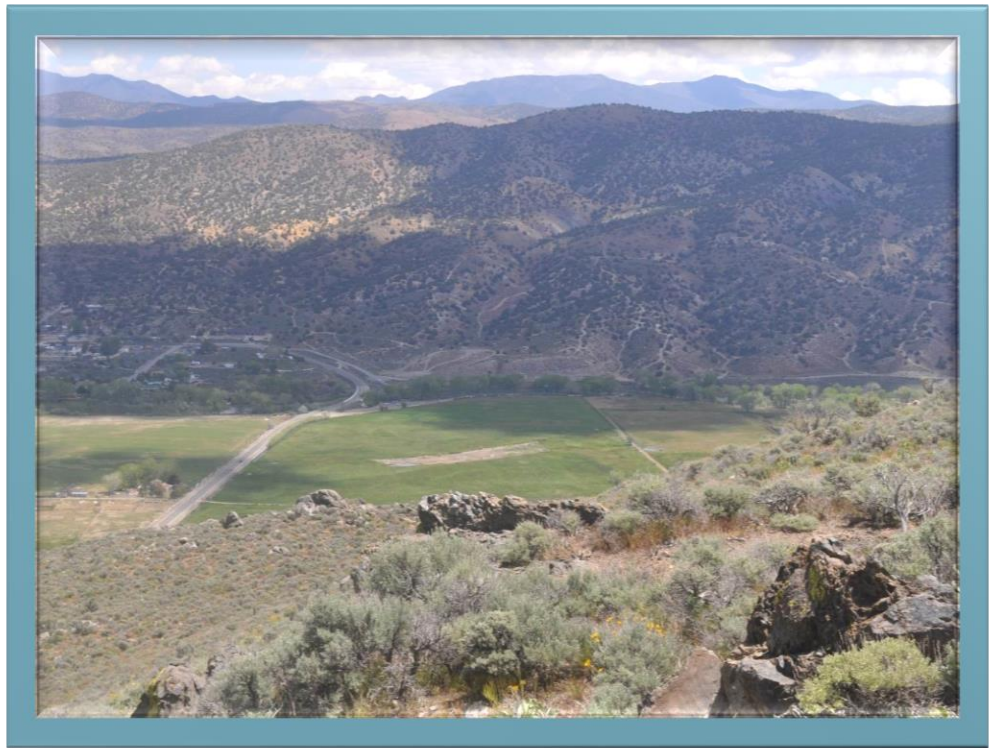


Management Plan

For Carson City Open Space and Parks In the Carson River Area



Prepared for:

Carson City
Parks, Recreation &
Open Space Department

–and–

Bureau of Land
Management

Prepared by:

Carson City
Parks, Recreation &
Open Space Department

–with–

WashoZephyr Consulting

–and–

Resource Concepts, Inc.



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List of Acronyms

AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
ADAAG	Americans with Disabilities Act Accessibility Guidelines
ANSI	American National Standards Institute
APE	Area of Potential Effect
APN	Assessor Parcel Number
BLM	Bureau of Land Management
CCMC	Carson City Municipal Code
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CLOMR	Conditional Letter of Map Revision
CNCS	Corporation for National and Community Service
CRNA	Carson River Natural Area
CWSD	Carson Water Subconservancy District
EA	Environmental Assessment
EPA	U.S. Environmental Protection Agency
FOSSR	Friends of Silver Saddle Ranch
HRC	Historic Resources Commission
HSR	Historic Structures Report
HMA	Herd Management Areas
IMBA	International Mountain Bicycling Association
N/A	Not applicable
NAC	Nevada Administrative Code
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NHPA	National Historic Preservation Act
NRCS	Natural Resources Conservation Service
NRS	Nevada Revised Statutes
OHV	Off-Highway Vehicle
OPDMDs	Other Power-Driven Mobility Devices
OPLMA	Omnibus Public Lands Management Act of 2009
PDGA	Professional Disc Golf Association
PNMTA	Pine Nut Mountain Trails Association
RDGA	Reno Disc Golf Association
SHPO	State Historic Preservation Office
UFAS	Uniform Federal Accessibility Standards
UPMP	Unified Pathways Master Plan
USFS	United States Forest Service
V&T	Virginia and Truckee

1.0 Introduction

1.1 Management Area Overview

The properties included in this Management Plan cover more than 5,300 acres managed by the Carson City Parks, Recreation and Open Space Department. The properties generally border the Carson River and extend from the Prison Hill Recreation Area in the south through the Carson River Canyon to just west of the Carson City/Lyon county line. The landscape contains irrigated pastures, jagged rock outcrops, rolling sagebrush-covered hills, floodplain, and a riparian corridor. Land and water-based recreational opportunities are available throughout the area.

Various restrictions and/or requirements such as the Conservation Easement (Appendix A), Programmatic Agreement (Appendix B), Open Space Division, and other agreements encumber most of the properties. To provide clarity and some understanding regarding development and/or land use, the properties have been divided into categories and discussed according their restrictions. From the most restrictive to the least, the categories are:

- 1) *Conservation Easement lands*: Lands transferred to Carson City by the BLM with a Conservation Easement and Programmatic Agreement;
- 2) *Open Space*: Lands acquired and managed by the Open Space Division; and
- 3) *Parks*: Lands acquired and managed by the Parks Division.

Table 1 identifies the properties discussed throughout this Management Plan. Trails may traverse any or all of the areas. Individually, trails may not have encumbrances but the underlying ownership or trailhead may have restrictions. Figure 1.1 provides an illustration regarding their location.

Table 1. List of Properties and Acres

Conservation Easement Lands	Estimated Acres^{1/}
Ambrose Carson River Natural Area	265.4
Prison Hill Recreation Area	---
Motorized Use Area	956.8
Non-Motorized Use Area	1,543.2
Silver Saddle Ranch	---
Agricultural Lands	102.0
East Silver Saddle Ranch	114.6
Historic Ranch Complex	566.9
Mitigation Wetlands	25.0
Sub-Total	3,573.9
Open Space	
Carson River Canyon Open Space	871.3
Golden Eagle Open Space	19.3
Mexican Dam Open Space	64.3
Moffat Open Space	17.8
Morgan Mill Preserve Open Space	32.0
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	454.8
Open Space Property, unnamed (Vidler Water Company donation)	39.0
Sub-Total	1,498.5
Parks and Trails	
Ambrose Carson River Natural Area	27.4
Carson River Park	36.0
Korean War Veterans Memorial Park	1.0
Prison Hill Recreation Area	114.2
Riverview Park	107.8
Sub-Total Parks	286.4
Carson River Aquatic Trail	10.1 miles to the county line
Empire Ranch Trail	38.7 acres/1.8 miles
Hidden Meadows Trailhead	0.3 acres
Mexican Ditch Trail (from Moffat Open Space to the Mexican Dam)	4.0 miles
Morgan Mill Road River Access Area	0.5 acres

^{1/} The approximate acres may be different than those identified in other documents. More detail is provided in Chapters 2, 3, and 4 of this Management Plan.

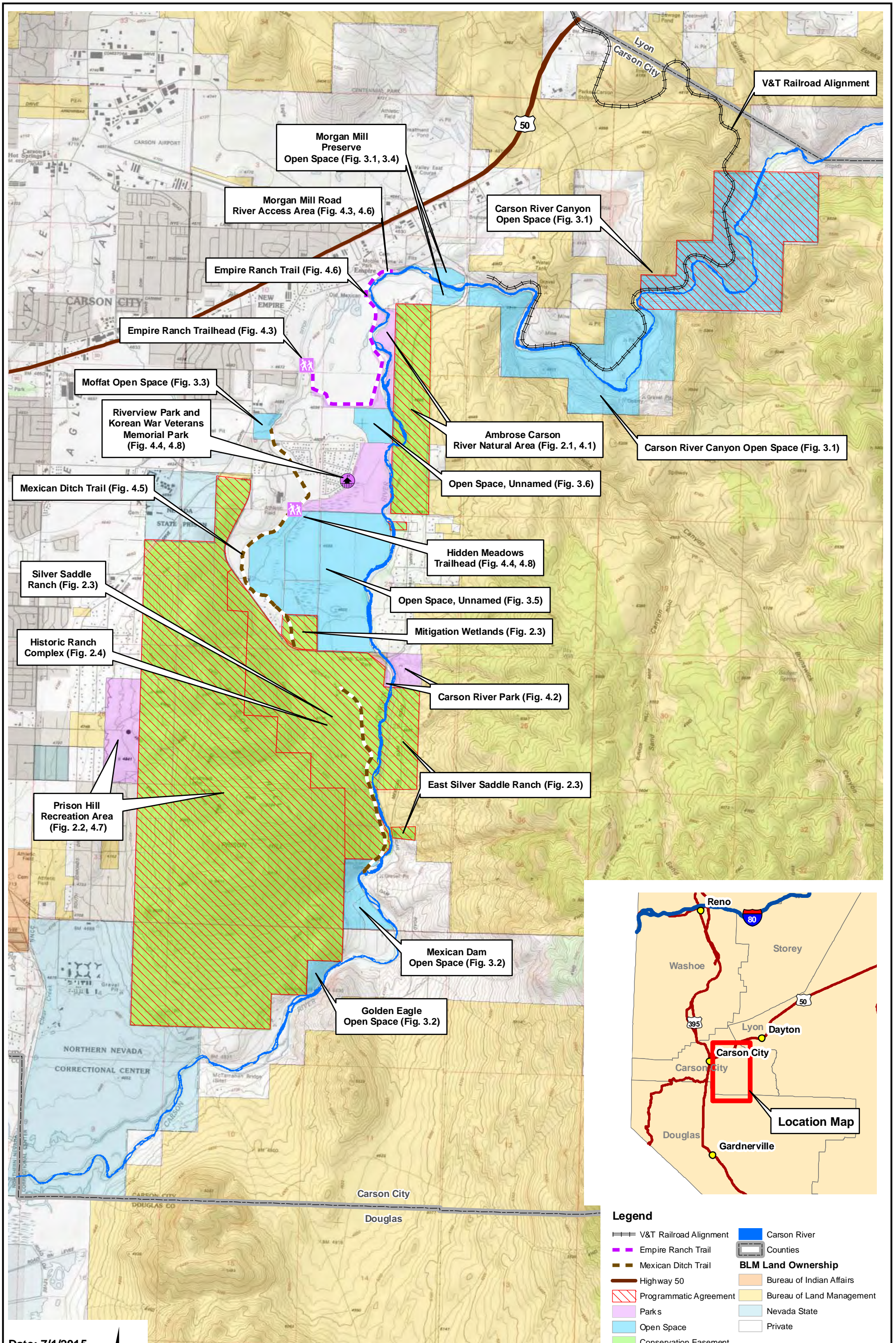


Figure 1.1
General Location Map of Management Plan Lands
 Carson City Parks, Recreation, & Open Space Department

0 0.5 1 Miles

Source: USGS 7.5' Quads

Date: 7/1/2015



1.2 Purpose

The purpose of this Management Plan is:

- 1) To satisfy the requirement for a Management Plan as described in Section 7 of the Bureau of Land Management (BLM) and Carson City Conservation Easement (provided in Appendix A with the excerpt below) for the Conservation Easement lands;

The Management Plan will direct the use and occupancy of the Property, including agricultural operations, public day use and events. The Management Plan will consider the following factors in determining consistency with the conservation purpose and values for events: Size, duration, frequency, location and season of use. The Management Plan will also describe and direct appropriate use and occupancy for specific land use areas, including: Carson River – floodplain and riparian corridor; Prison Hill – motorized and non-motorized areas; agricultural lands – irrigated and non-irrigated; Historic Ranch Complex – Red House, White House, outbuildings and corrals; Ambrose Carson River Natural Area; Wetlands – mitigation wetland area; and East Silver Saddle Ranch - motorized staging areas.

(From Section 7 of the BLM and Carson City Conservation Easement)

- 2) To describe how Carson City envisions the landscape condition, development, and public use of other lands managed by the Carson City Parks, Recreation, and Open Space Department within the Carson River vicinity;
- 3) To summarize the recommendations from the Conservation Easement’s Baseline Condition Report (Appendix A), Carson City’s Open Space Plan, Parks and Recreation Master Plan, and Unified Pathways Master Plan as it relates to the Management Area; and
- 4) To provide recommended actions to manage the Open Space and Parks.

1.3 Background

1.3.1 Past Planning Efforts

Management of the Carson River corridor has been discussed and planned by the public and Carson City officials for many years. Management specific to the Carson River corridor was proposed by the Carson City Board of Supervisors and river stakeholders in 1993. The stakeholder group envisioned creation of a corridor along the Carson River that would provide public access to the sixteen miles of river that flows through Carson City.

In February 1994, more than 100 citizens participated in a public workshop to address private property and natural resource concerns along the Carson River. Workshop participants expressed a strong consensus for respecting private property and protecting the integrity of the river environment. As a result, in April 1994 the Board of Supervisors adopted a resolution to form a task force, the Carson River Advisory Committee, to address the future of Carson River public lands in Carson City.

The Quality of Life Initiative, or Question 18, was passed by the Carson City voters in 1996 to fund the acquisition, development and maintenance of parks, opens space, trails and recreation facilities though an increase in the sales tax rate of $\frac{1}{4}$ of 1 percent. Forty percent of the funds was designated for open space, 40% was designated for the development of community park facilities and trails and 20% for the maintenance and operation of these new park facilities. Also, in 1996, the Carson River Advisory Committee completed the Carson River Master Plan. Since that time the river has been mentioned in numerous planning documents, many with a common theme of protecting the integrity of the river environment and keeping it in a natural condition.

Development of the Carson City Master Plan (2006) began in 2004. One of the “themes” behind the community’s visions was a balanced land use pattern. To achieve this, four guiding principles were identified, two of which include:

- 1) Encouraging infill and redevelopment within the City’s existing urbanized area; and
- 2) Maintaining a compact development footprint through the retention of public land, the acquisition of open space, and the protection of natural areas.

Concurrent with development of the Carson City Master Plan, Carson City staff began public discussions for a Federal Lands Bill. The Carson City Federal Lands Bill, similar to other counties throughout Nevada, identified certain BLM and United States Forest Service (USFS) parcels to be transferred into Carson City or private ownership. Specific uses were identified such as open space, parks, recreation facilities, trails, utility facilities, other public uses or economic development. In addition, certain Carson City lands were identified for transfer to each federal agency. The resulting Carson City Vital Community Act of 2008 was introduced in the U.S. Senate on July 31, 2008 by Senators Harry Reid and John Ensign. The final bill was adopted in the Omnibus Public Lands Management Act of 2009 (OPLMA). The Carson City Federal Lands Bill required the development of a Conservation Easement on BLM’s Silver Saddle Ranch, Prison Hill

Recreation Area, and Ambrose Carson River Natural Area (Ambrose CRNA). The Conservation Easement was completed and signed on December 22, 2010. The land transfer was completed on June 26, 2015.

Another document advising on the management of the Carson River was developed through the Friends of Silver Saddle Ranch (FOSSR) who obtained a community assistance grant through the National Park Service for the Silver Saddle Ranch and Carson River corridor in 2008. In partnership with Carson City and BLM, FOSSR and the National Park Service hosted a community charrette. This community-based process also included public lands to the north and south of Silver Saddle Ranch along the Carson River. This effort is documented by the 2008 report “Creating a Community Vision: Silver Saddle Ranch and the Carson River”. The document was adopted by the Carson City Board of Supervisors and represents a common vision for public recreation, open space opportunities, and management of lands in the Carson River area. Information from this effort is repeated throughout this Management Plan and is referred to as the Charrette.

1.3.2 Current Planning Effort

This Management Plan draws from past planning efforts and documents relating to the Silver Saddle Ranch, Prison Hill Recreation Area and Carson River corridor. An overview of the cultural, natural, and recreational resources is provided. More in-depth resource reviews should be completed for specific areas as funding allows.

A project directive and work schedule were written by Open Space Division staff to guide the planning process for this Management Plan. Mr. Mark Kimbrough of WashoZephyr Consulting was hired under contract to complete this task. Mr. Kimbrough consulted with various Carson City departments, lead community stakeholder members, FOSSR, and the BLM. The draft plan was edited by Lynn Zonge of Resource Concepts, Inc. and Open Space Division staff, and presented for public review and comment to the Carson River Advisory Committee (dissolved in February 2013), Open Space Advisory Committee, Parks and Recreation Commission, Planning Commission, and the Board of Supervisors for final approval.

1.3.3 Future Planning Effort

Many of the recommended actions in this Plan will require additional planning and/or development activities. As Carson City pursues future development of recommended actions, the City will engage the public through future community outreach processes. Collaboration with the public allows for innovative ideas to enrich the quality of life and enhance implementation of specific projects and programs identified in the Plan.

1.4 Management and Guidance Documents

This section summarizes the primary agreements, plans and laws that pertain to the Management Area. Table 2 lists the existing documents and agreements and their relevance to this Management Plan. Excerpts from these documents are provided in shaded boxes throughout this document. Chapter 8 provides additional relevant references.

Table 2. Primary Management and Guidance Documents

Document Name	Year	Relevance
BLM Conservation Easement for Omnibus Public Lands Management Act of 2009	2010	Conservation Easement Lands permitted uses, rights, required documentation
Carson City Master Plan	2006	Land categories
Carson City Municipal Code, Title 13	NA	Direction towards management of parks, recreation, and open space
Carson City Open Space Plan	2000	Management of natural resources in the river corridor
Carson City Parks and Recreation Master Plan	2006	Directs management of Carson City Parks
Carson City Unified Pathways Master Plan	2006 rev. 2007	Pathways, trailheads, facilities; motorized and non-motorized trails; river access, and compatibility of the river
Carson River Master Plan	1996 rev. 2001	Management of natural resources in the river corridor
Carson River Watershed Adaptive Stewardship Plan	2006	Carson River floodplain management
Carson River Watershed Regional Floodplain Management Plan	2008	Protection of floodplain function and values
Creating a Community Vision: Silver Saddle Ranch and the Carson River	2008	Natural resources, trails and passive recreation
Programmatic Agreement	2010	Establishes procedures to protect cultural resources.
BLM/NDOT/CC Wetland Mitigation agreements	2002	Establishes the restrictions and requirements for the mitigation wetlands

The Carson City Master Plan (2006) identifies and describes land use categories for the lands included in this Management Plan. These categories help to perpetuate the public vision for balancing resource protection and recreation. These categories include: Parks and Recreation, Open Space, and Public Conservation and are described in the following paragraphs.

Parks and Recreation (PR)

Primary uses are parks, pathways, and recreational facilities. Secondary uses include utilities such as municipal wells. These lands are intended to provide the community with active and passive recreation areas. Amenities are generally provided by the City, however, privately operated recreational facilities such as golf courses are also included.

Open Space (OS)

Primary uses are publicly owned and accessible lands preserved by the City, other government agencies, or as part of a private development, such as a planned unit development, for conservation, resource protection, or recreational use. These areas may also be preserved without public access to protect sensitive natural areas. Secondary uses include utilities. These lands provide wildlife habitat, view protection and/or recreational linkages between different areas of the City. Public access may be provided with designated trails or bicycle facilities. Lands may be left intact as visual buffers along scenic corridors or gateways, or to protect significant ridgelines visible from various areas of the community. Lands may be purchased outright by the City for public use, donated to private land trusts, or protected using another method, such as conservation easements, signage restrictions, and design controls.

Public Conservation (PC)

Primary uses are publicly owned and accessible lands preserved for conservation, resource protection, or recreational use by the BLM, the Forest Service, or the State of Nevada. Secondary uses include utilities. These are large tracts of property that are afforded preservation through public ownership. The lands provide natural resource protection, view protection, protection of steep slopes or other sensitive areas. Active uses include unimproved trails for hiking, biking, equestrian use, and off-road vehicle use. Public access is provided through formal or informal trails and roadways. Lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community.

2.0 Conservation Easement Lands

The purpose of the Conservation Easement is to protect, preserve, and enhance the conservation values of the Property in perpetuity and prevent any uses or development of the property that would conflict, impair, or interfere with those values, including, but not limited to, any future residential, non-agricultural commercial, industrial, mining or other incompatible development or improvements of the Property, unless expressly allowable under this Easement. It is the mutual interest of the BLM and Carson City to manage the Property for undeveloped open space, passive recreation, customary agricultural practices, and wildlife protection consistent with the conditions described in the Baseline Documentation Report.

(From Section 1 of the Conservation Easement, 2010)

2.1 Management Guidelines and Regulations

2.1.1 Management Focus

Carson City intends to manage the Conservation Easement lands following the Conservation Easement which states, “BLM and Carson City mutually agree that the conservation values include protection of natural resources, preservation of the Property for solitude and nature observation, maintaining green irrigated pastures and hay fields at Silver Saddle Ranch, protecting scenic resources including the preservation of dark skies, protecting cultural resources including the historic structures at Silver Saddle Ranch, promoting environmental education and interpretation, allowing public access, promoting the quality of life, and safety and tourism.”

2.1.2 Cultural and Historic Resources

A Programmatic Agreement between the BLM, Carson City, and the State Historic Preservation Office, with concurrence from the Washoe Tribe of Nevada and California has been executed for the cultural resources on the Conservation Easement properties. The Programmatic Agreement also includes the Bently property acquisition since federal grant funding was used for the purchase. The Programmatic Agreement provides details regarding Carson City’s responsibilities for the care and treatment of cultural resources. The Programmatic Agreement must be reviewed prior to initiating any projects to ensure that cultural resources are protected.

2.1.3 Permitted Uses

According to Section 5 of the Conservation Easement, Carson City is entitled to use and occupy the Conservation Easement lands, including the right to permit others to use and occupy the lands, in all uses not expressly prohibited consistent with the conservation purpose and values. Carson City may authorize third party uses of the lands, by lease, permit, or other means as provided, and those authorizations shall be subject to the terms of the Conservation Easement. See Appendix A for the full text of the Conservation Easement.

Without limiting the foregoing, the following uses and practices, though not necessarily an exhaustive recital of consistent uses and practices, are permitted under the Conservation Easement, and are not to be precluded, prevented, or limited. They are set forth to establish specific prohibited and permitted activities and to provide guidance in determining the consistency of other activities with the conservation purpose of the Conservation Easement (2010).

- To **reside on the Property** for the purpose of caretaking and management of the Property.
- The right to **lease, rent or permit** portions of the Property for agricultural use, together with the right to perform customary agricultural operations for the production of hay, pasture and cattle grazing, including the use of fertilizers, pesticides, herbicides and biocides in accordance with the Management Plan (described in Section 7 of the Conservation Easement), current environmental standards and practices and all applicable laws and regulations.
- The right to **prevent trespass** and control access to the Property.
- The right to **use water resources, including treated effluent**, on the Property for use in agricultural operations, wetlands management and for public consumption on the Property.
- The right to **store, gather, or dispose of agricultural products** and byproducts on the Property, including, but not limited to, agricultural refuse, burn piles, and animal remains, so long as it is done in accordance with all applicable laws and regulations.
- The right to **maintain and replace existing facilities and structures**. Replacement of existing facilities and structures must be approved by the BLM in writing, consistent with the conservation purpose and values. The size, location, style and use of the replaced facilities and structures will be considered by BLM in determining consistency with the conservation purpose and values.
- The right to conduct or permit **passive recreation activities** on the Property. Passive recreation are those activities that are temporary in nature and do not require development of permanent structures or facilities not already in place as of March 31, 2009 unless otherwise allowed under this Easement. Passive recreation may include without limitation fishing, birding, nature observation, hiking, running, mountain biking, equestrian riding, including horse drawn wagons and carriages, non- motorized boating, geo caching, swimming, and picnicking.

- The right to **conduct or permit events** on the Property. Events will be guided by the Management Plan (Section 7) and limited in size, frequency, duration, location and season of use, commensurate with the capacity of existing facilities and in a manner that would not conflict, impair, or interfere with the conservation purpose and values. Events may include without limitations: private weddings and parties, music concerts, running events, environmental education, and equestrian activities.
- Except for official use, the right to use or permit the use of **motorized off-highway vehicles** (OHV) on designated roads, trails and areas located in the south end of Prison Hill, consistent with the Management Plan (Section 7). OHV use may be restricted or prohibited if necessary to meet the objectives of the conservation purpose and values. OHVs may be allowed to use specific staging area(s) and designated trails located east of Sierra Vista Road, formerly known as Mexican Dam Road, for the purpose of access to the Pine Nut Mountains.
- The right to **construct and maintain trails and trailhead facilities**.
- The right to **conduct fuels reduction projects**. Vegetation may be removed, mowed, burned or otherwise treated, to reduce or eliminate fuels to suppress wildland fire in accordance with the conservation purpose and values of this Easement.

2.1.4 Prohibited Uses

According to Section 6 of the Conservation Easement, Carson City is prohibited from uses or development of the property that would conflict, impair, or interfere with the conservation purpose and values of these lands. The following activities and uses, though not an exhaustive recital of inconsistent uses and practices, are inconsistent with the conservation purpose and values of the Conservation Easement, and are expressly prohibited upon or within the Property.

- (a) The legal or de facto subdivision of the Property for any purpose, except as may be required by law for the uses permitted in Section 5 of the Conservation Easement or for a voluntary conveyance to a government or nonprofit entity for public access expressly permitted in Section 5.
- (b) Residential, non-agricultural commercial, industrial, mining, power production, municipal water development or other incompatible development or improvements of the Property, excepting production of power from wind, geothermal or solar facilities for exclusive use on the Property.
- (c) The sale, transfer or conveyance of the Property, or a portion of the Property, in accordance with OPLMA and subject to a reversionary interest held by the United States.
- (d) Organized sports requiring dedicated, constructed fields or courts.
- (e) OHV use except in designated areas.
- (f) Golf courses.

- (g) Hunting, overnight camping unless approved as part of an event, disc golf, paint ball games and hot air balloons.
- (h) Events – motorized events (other than OHV events at South Prison Hill), fairs & carnivals, car shows and rodeos.
- (i) Disposal or unlawful storage of hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act, (CERCLA), 42 USC 9601 et seq.

2.1.5 Inspection, Management Plan, and Monitoring

The Conservation Easement reserved BLM’s right of access for its designated representatives over any and all lands under the Conservation Easement and as reasonably necessary to verify compliance by Carson City with the terms and conditions of the Conservation Easement. The Conservation Easement also identified the following remedies, listed by section, in case of a dispute between BLM and Carson City.

- 1) Rights of the BLM. To accomplish the purpose of the Conservation Easement the following rights are reserved by the BLM:
 - (a) To preserve and protect the conservation values of the Property
 - (b) To enter upon the Property at reasonable times in order to monitor Carson City’s compliance with and otherwise enforce the terms of the Easement
 - (c) To prevent any activity or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by such use or activity, subject to BLM’s Remedies.
- 2) Management Plan. BLM and Carson City will meet not less than every five years to review and, if necessary, modify the Management Plan to ensure that use and occupancy of the Property is consistent with the Conservation Purpose and Values.
- 3) Monitoring. The BLM will conduct a field inspection of the Property, at least annually, for the oversight and enforcement of the Easement subject to the following provisions:
 - (a) BLM will provide prior reasonable notice to Carson City to enter the Property for the purpose of an inspection(s);
 - (b) Carson City and BLM mutually agree to participate and cooperate in the performance of the field inspection(s) and any follow up meetings;
 - (c) BLM’s costs for the inspections, including labor, vehicles and other incidental expenses, will be reimbursed from the Silver Saddle Endowment Account, an account established in the Treasury of the United States and funded by Carson City.

RECOMMENDED ACTION(S)

The following actions are recommended in order to efficiently monitor and maintain a record of management for the Conservation Easement lands:

- ✓ BLM should submit a written report following the annual inspection.
- ✓ When reviewing the Management Plan, Open Space Division staff should provide a report of the actions on Conservation Easement properties over the preceding five years.

2.2 Property Locations, Characteristics, and Facilities

The Conservation Easement identifies seven specific land use areas. The following sections provide further detail on the individual areas including appropriate use and occupancy.

- Carson River Floodplain and Riparian Corridor
- Ambrose Carson River Natural Area
- Prison Hill Recreation Area including:
 - > Motorized Use Area
 - > Non-motorized Use Area
- Silver Saddle Ranch and Historic Ranch Complex:
 - > Agricultural Lands – irrigated and non-irrigated
 - > East Silver Saddle Ranch
 - > Structures at Silver Saddle Ranch
 - > Mitigation Wetlands

2.2.1 Carson River Floodplain and Riparian Corridor

The Conservation Easement references the “Carson River Floodplain and Riparian Corridor”. There are approximately 1.3 miles of river and 45 acres of floodplain within and immediately adjacent to the Silver Saddle Ranch and 0.5 miles of river and 25 acres of floodplain within and immediately adjacent to the Ambrose CRNA that include the Carson River and adjacent riparian corridor.



Photo 1. View of the Carson River Corridor during high flows

Acres: 70 acres (within Silver Saddle Ranch and Ambrose CRNA)

Location: East side of Silver Saddle Ranch and West side of Ambrose CRNA

Location and Access

The Carson River floodplain and riparian corridor are along both sides of the river. Access to the west side of the floodplain in the Silver Saddle Ranch area is available via informal trails leading south from Carson River Park, and access to the east side is available via informal trails in the East Silver Saddle Ranch area. Access to the west side of the floodplain in the Ambrose CRNA is available via the formal trail through the Unnamed Open Space (Vidler donation) and on the east side of the river via informal trails leading west from Deer Run Road.

Characteristics

The 70-acre corridor is dominated by cottonwood and willow and includes the river and the frequently flooded areas near the river bottom. This land is of particular interest because of the habitat and flood conveyance values provided by this land.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Carson River floodplain and riparian corridor:

- ✓ Designate parking areas and maintain barriers to prohibit vehicle access into the floodplain, riparian corridor and other sensitive areas.
- ✓ In order to preserve and protect cottonwood galleries, continue wrapping and maintain chicken wire around tree trunks and manage beaver populations.
- ✓ Collaborate with natural resource management agencies and other partners to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor.
- ✓ Work with natural resource management agencies and other partners to improve river function where necessary, and riparian vegetation along the river corridor.

2.2.2 Ambrose Carson River Natural Area



Photo 2. Desert peach at Ambrose CRNA

Acres: 265.4 acres
Location: Deer Run Road

The Conservation Easement portion of the Ambrose CRNA consists of lands transferred from the BLM to Carson City as identified in the OPLMA and with the Conservation Easement restrictions (Figure 2.1).

Chapter 4 of this Management Plan discusses another area of the Ambrose CRNA acquired by Carson City in 1997 that is managed by the Parks Division and is not subject to the Conservation Easement restrictions.

Previously, under BLM management, the Ambrose CRNA consisted of 175 acres including a 16-acre parcel located on the west side of the river. Under OPLMA, one parcel was divided and a few adjacent lands were identified for transfer (93 acres on the east side of Deer Run Road and two smaller parcels to the south). Carson City considers all of these lands – 265 acres – as part of the Ambrose CRNA.

Location and Access

The Ambrose CRNA is accessed via Deer Run Road. One large pull out area with trails is located near the northern portion of the area.

Characteristics

The majority of the land is upland sagebrush with sparse occurrences of bitterbrush, desert peach, ephedra, and rabbitbrush. Approximately 25 acres lie along river corridor and contain large cottonwood trees, willows, and other riparian vegetation. One of the smaller properties is a 3.38-acre parcel that lies approximately 400 feet to the south of Ambrose CRNA, between two residential lots. Though this area is located adjacent to Pinion Hills Drive, the steep topography makes it inaccessible. About one-half of this parcel is dominated by riparian vegetation and the other half by sagebrush. The other small parcel, 0.13-acre area, is located just across the river and includes cottonwood and sagebrush.

Ambrose CRNA provides non-motorized multiple-use recreation opportunities and access to the river corridor. The area contains informal trails with environmental education signage. Local schools visit the Ambrose CRNA to conduct their environmental education programs. Road and parking improvements made in 1998 were designed to accommodate large school buses. Recreational uses include walking, horseback riding, sightseeing, bird watching and relaxing. Because parking is located on a bluff above the river, access for rafting, kayaking or canoeing is not practical.

Carson City's Unified Pathways Master Plan (UPMP) identifies two proposed off-street, unpaved single-track trails located on each side of the road and one proposed off-street paved multiple-use path. Deer Run Road is identified as a shared street facility. Shared street facilities are low traffic roads that can be used by pedestrians, bicyclists, horses, licensed OHVs and skaters in addition to vehicles. No off-street trails are identified in this area for motorized use.

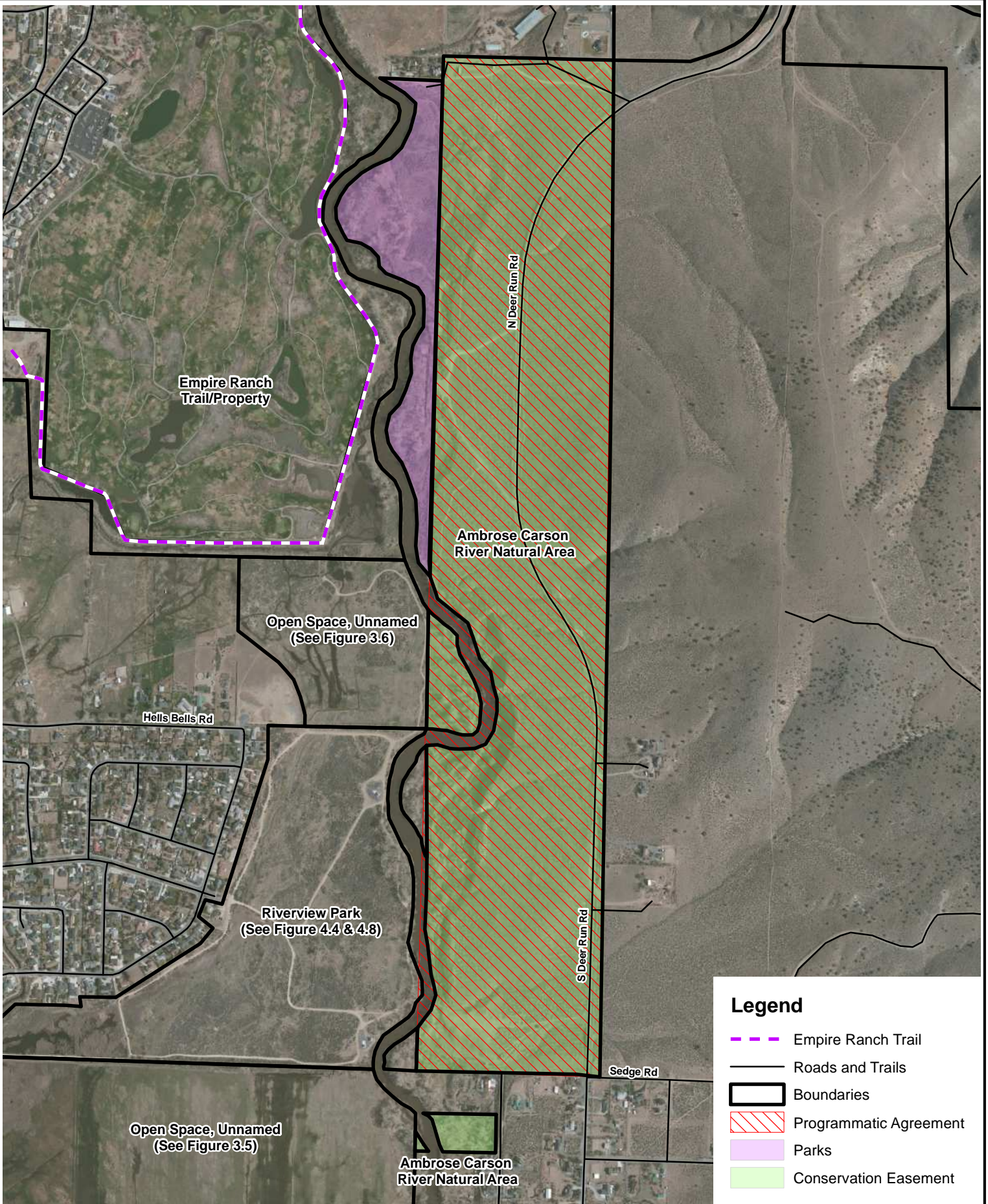


Figure 2.1

**Ambrose Carson River Natural Area
Park and Conservation Easement Lands**

Carson City Parks, Recreation, & Open Space Department

Date: 8/4/2014



0 1,000 2,000 Feet

Source: BING Maps Imagery

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Ambrose CRNA:

- ✓ OHV use will be prohibited. It was not a designated OHV area by BLM and it is prohibited by the terms in the Conservation Easement. Fencing, signs, public outreach and education and further improvements should assist in managing motorized and non-motorized uses.
- ✓ Consider trailhead improvements including restroom facilities, more parking, and signage.

2.2.3 Prison Hill Recreation Area



Photo 3. Prison Hill Motorized Area



Photo 4. Prison Hill Non-Motorized Area

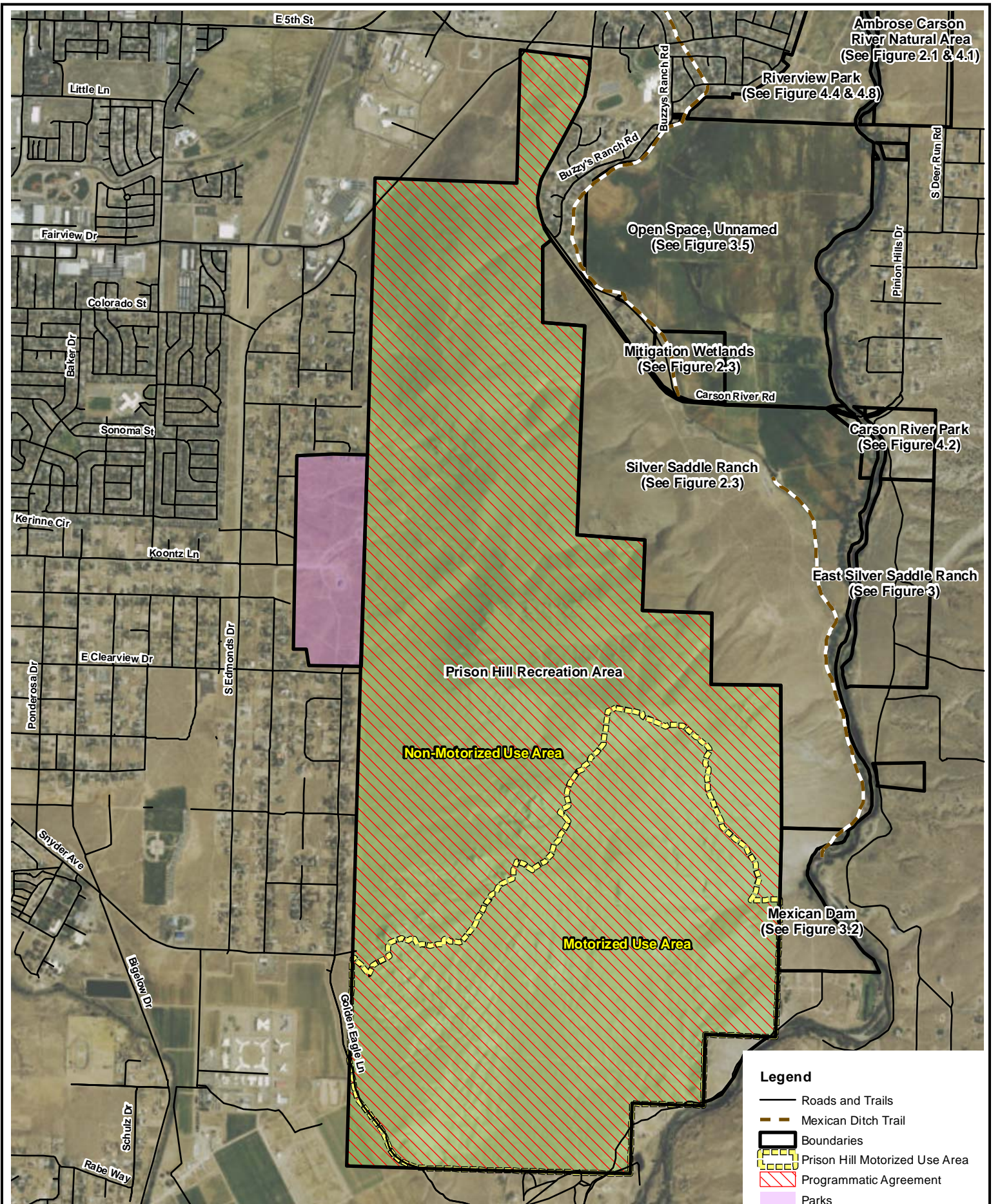
Acres: 2500 acres

Location: West side of Silver Saddle Ranch, Mexican Dam Open Space and Golden Eagle Open Space

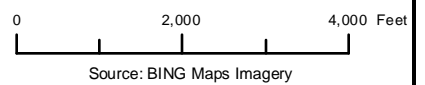
The Conservation Easement portion of the Prison Hill Recreation Area consists of only those lands transferred from the BLM to Carson City as identified in the OPLMA and subject to the Conservation Easement restrictions (Figure 2.2). Chapter 4 of this Management Plan discusses an area of Prison Hill, located on the west side of the fence line near the Koontz Lane water tank, which was transferred from BLM to Carson City for Parks and Public Purposes and is not subject to the Conservation Easement restrictions.

Location and Access

The Prison Hill Recreation Area covers approximately 2,500 acres of rugged terrain located south and west of Silver Saddle Ranch. Prison Hill overlooks two Nevada prison compounds - the Northern Nevada Correctional Center and Stewart Conservation Camp to the southwest and the Nevada State Prison and Warm Springs Correctional Center to the northwest. Prison Hill is bordered by Golden Eagle Lane to the south, Edmonds Drive to the west, the Nevada State Prison and 5th Street to the north, and Carson River Road and the Silver Saddle Ranch to the east.



Legend	
	Roads and Trails
	Mexican Ditch Trail
	Boundaries
	Prison Hill Motorized Use Area
	Programmatic Agreement
	Parks
	Conservation Easement



Date: 7/2/2015
RCI
 Resource Concepts Inc

Figure 2.2
Prison Hill Recreation Area
 Carson City Parks, Recreation, & Open Space Department

Source: BING Maps Imagery

Characteristics

Typical upland vegetation includes sagebrush, bitterbrush, desert peach, ephedra, and rabbitbrush. Near the Mexican Ditch vegetation includes cottonwood and willow. The slopes along in the southern half of Prison Hill are relatively gradual and the east, west, and north flanks are steep. There are four peaks that form a ridge approximately two miles long. The landscape includes rolling sandy hills and jagged rock outcrops. The tops of the peaks offer stunning 360-degree range of scenic resources. Elevations range between 4,680 and 5,724 feet.

The Prison Hill Recreation Area has two distinct parts: the northern and central section (approximately two-thirds of the area) with non-motorized recreational uses and the southern section (approximately one-third of the area) with motorized recreational use on roads and trails.

The northern and central section is popular with dog-walkers, hikers, trail runners and equestrians. Mountain biking is an acceptable use although the sandy soils and steep, rocky trails present challenging conditions. The northernmost area near 5th Street has been impacted by vehicle use. It was not a designated OHV area by BLM and such use is prohibited by the terms in the Conservation Easement. In early 2015 signs were posted to indicate that motorized use is prohibited and a fence was installed to designate a parking area. An improved trailhead facility, as identified in the UPMP, and further improvements could assist in managing motorized and non-motorized uses. In the central area, trails originating from the public parking area on Koontz Lane by the Carson City water tank follow old roads that are steep and eroding, presenting negative visual impact from the urban area (Baseline Condition Report).

The southern section is open to motorized use by OHVs and due to its proximity to Carson City it has been extensively used for the last thirty years. A large staging area has been denuded of vegetation and the soils have mostly eroded away to expose granitic bedrock. Comparison of the size of this area now with aerial photos from the 1970s indicates the impacted site has not expanded since that time. Since the highly impacted area has lost its topsoil, there is very little weed invasion. Roads and trails leading out of this area are extensive and appear to be more numerous than in the past based on photo comparison. The increase in OHV impacts, based on comparing older aerial photos to recent ones, is dominated by single-track trails used by motorcycles. Two-track roads depicted in the Prison Hill Recreation Plan (1977) are still there and used extensively (Baseline Condition Report).

In 2012 and 2013, following recommendations from the Charrette and working with members of the Pine Nut Mountains Trail Association, the motorized boundary was evaluated and adjusted according to logical travel routes, geographic features, and topography. The boundary is reflected in the new maps installed at various locations.

Fuels reduction treatments were conducted on 26 acres in 2002 and 2008 along the west side of Prison Hill adjacent to residential fences. The disturbance associated with the fuels reduction treatments resulted in increased cheatgrass density, which constitutes an ignition point for fire. Fires starting in this vulnerable area could easily spread, via the prevailing southwest winds, to

the northeast and into the native shrub communities. The Baseline Condition Report includes two photos of the masticated areas with comments to monitor the native shrub succession into the introduced annual grass community.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Prison Hill Recreation Area:

- ✓ Improve the trail from Koontz Lane trailhead to Silver Saddle Ranch.
- ✓ Develop a non-motorized loop trail circling Prison Hill and connecting with Silver Saddle Ranch.
- ✓ Install and maintain consistent OHV boundary signs and fencing or physical barriers at the summit and elsewhere as needed.
- ✓ Work with all user groups to identify and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc.
- ✓ OHV use on the north end of the Prison Hill Recreation Area, around 5th Street, is prohibited and should be managed as such. It was not a designated OHV area by BLM and such use is prohibited by the terms in the Conservation Easement.
- ✓ Trailhead facilities (i.e. kiosks with trail maps) as identified in the UPMP, and further improvements should assist in managing motorized and non-motorized uses.
- ✓ Monitor the fuels reduction project on the west side of Prison Hill to see how fast shrub reinvasion occurs. A low-density native shrub community is preferable to cheatgrass.

Prison Hill Area Properties Managed by Other Entities

There are two properties located within the boundary of the Conservation Easement around Prison Hill that are managed by other entities: the Army National Guard and the Northern Nevada Correctional Center. Both of these properties are subject to prior agreements with the BLM, and neither property is subject to the terms of the Conservation Easement between the BLM and Carson City. Carson City has discussed the possibility of future federal legislation to formally exclude these properties from Carson City ownership altogether.

The Army National Guard occupies approximately 1.6 acres near the northwest corner of Prison Hill, on the west side of Fairview Drive. The land is presently used for parking and a solar panel array. The Northern Nevada Correctional Center occupies approximately 14 acres near the southwest corner of Prison Hill, on the west side of Golden Eagle Lane. The land is used as irrigated pasture. These lands are illustrated by Figure 2.2.

2.2.4 Silver Saddle Ranch

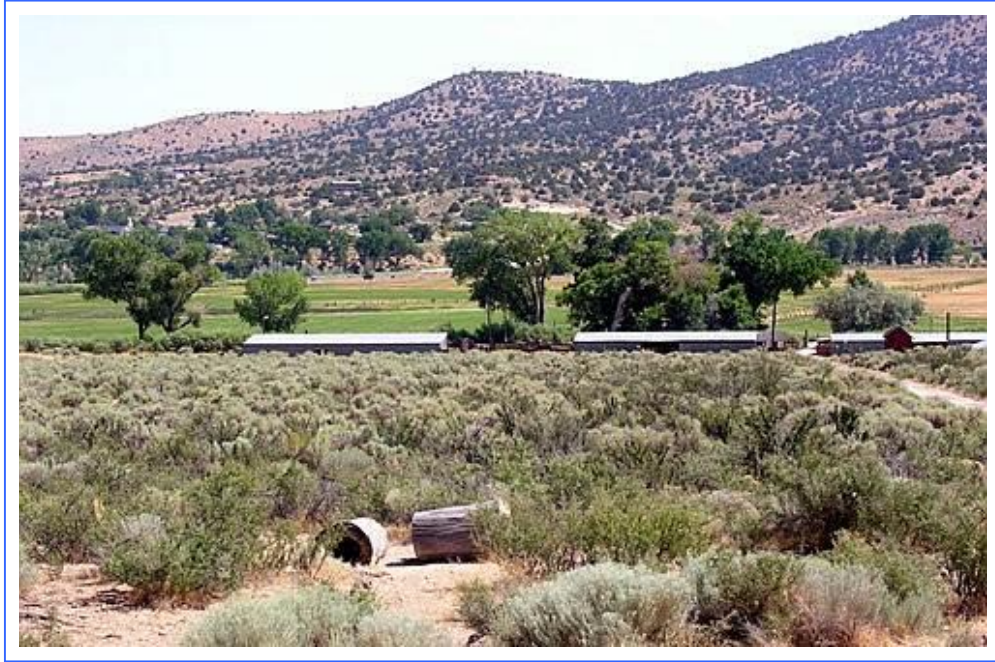


Photo 5. Silver Saddle Ranch uplands and agricultural fields

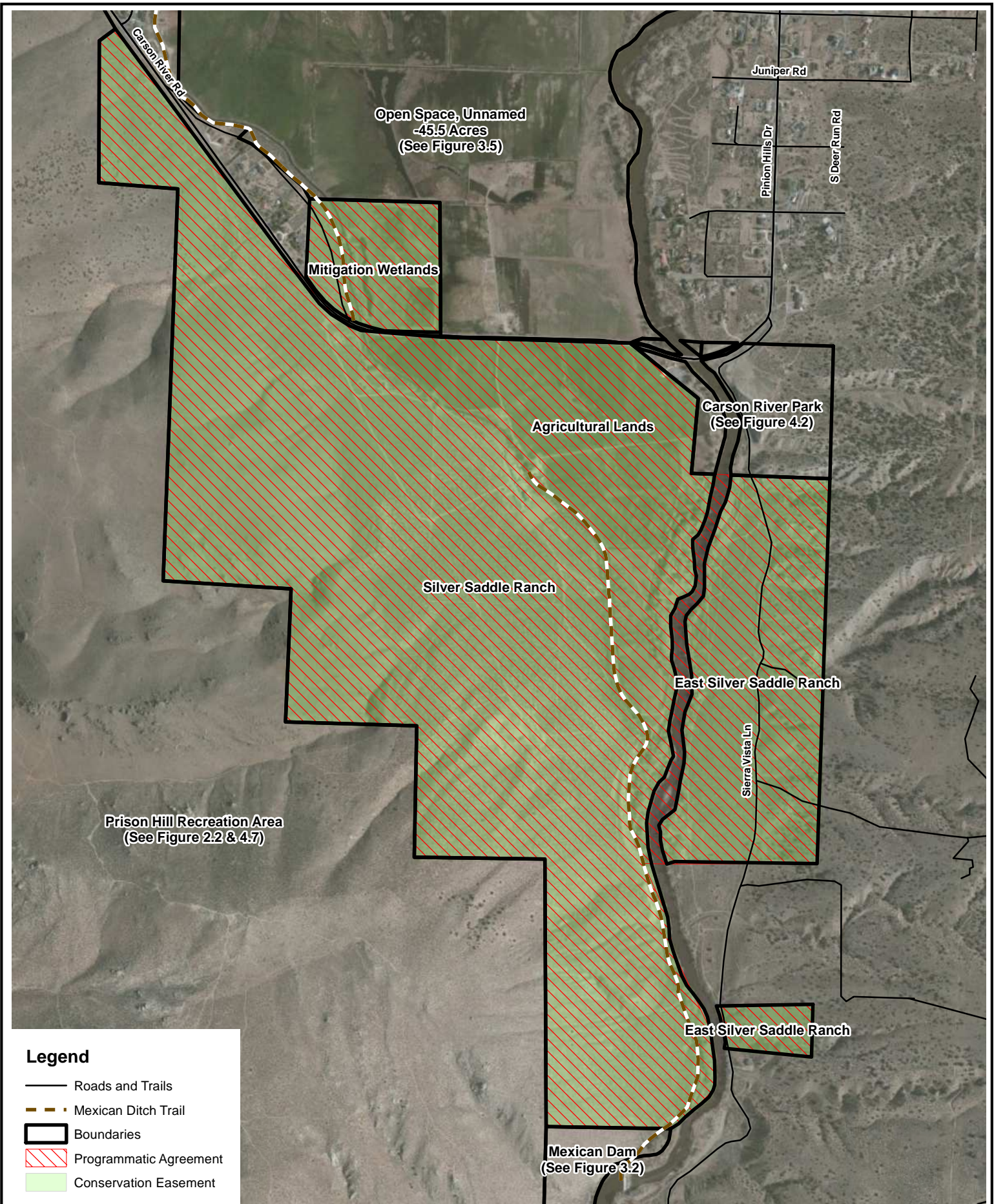
Acres: 808.5 acres

Location: 4901 Carson River Road and along Sierra Vista Lane

The Silver Saddle Ranch was acquired by the BLM for its combination of recreation potential, unique natural resources and its strategic location as a natural bridge connecting the Pine Nut Mountains and the Prison Hill Recreation Area. The vegetation varies from cottonwood trees and willows along the riparian corridor to the irrigated pasture fields and sagebrush uplands. The Mexican Ditch traverses the property from north to south and provides water to irrigated pastures. Water is diverted into the ditch at the Mexican Dam located at the south end of the property. The Mexican Dam and Ditch have been in operation since the 1860s. As such, a narrow ribbon of riparian vegetation is locally associated with the ditch. Figure 2.3 illustrates the Silver Saddle Ranch Area.

Visitor amenities include trailhead parking, one picnic area and two vault toilets. There are several trails throughout the ranch including the Mexican Ditch Trail leading to the Mexican Dam and the Prison Hill Recreation Area.

Fuels reduction treatments have been conducted on Silver Saddle Ranch. The mastication treatment areas were focused around the Red House complex and the White House complex. Additional vegetation management has included removal of willows and sagebrush along trails.



Legend

- Roads and Trails
- - - Mexican Ditch Trail
- ▭ Boundaries
- ▨ Programmatic Agreement
- ▨ Conservation Easement

Figure 2.3

Silver Saddle Ranch, East Silver Saddle Ranch, and Mitigation Wetlands
 Carson City Parks, Recreation, & Open Space Department

0 1,000 2,000 Feet

Source: BING Maps Imagery

Date: 8/4/2014



In 1997, the BLM acquired the 703-acre Silver Saddle Ranch as part of a complex land exchange involving other lands throughout Nevada. This acquisition included property on the north side of Carson River Road (referred to as the mitigation wetlands in this plan) and on the east side of the river (East Silver Saddle Ranch). From 2003 to 2006, BLM acquired five adjacent properties (two parcels on the northwest, two on the south, and one on the east side of the river), which added 157 acres to Silver Saddle Ranch.

The Silver Saddle Ranch and Historic Ranch Complex can be described by several distinct areas:

- Agricultural Lands – irrigated and non-irrigated
- East Silver Saddle Ranch
- Historic Ranch Complex
- Mitigation Wetlands

Agricultural Lands



Photo 6. Silver Saddle Ranch agricultural lands

Acres: 102 acres

Location: Northeast portion of Silver Saddle Ranch, East of Carson River Park

The Conservation Easement refers to irrigated and non-irrigated agricultural lands. Today, approximately 80 acres of Silver Saddle Ranch are irrigated and under cultivation for grass hay. The 80 irrigated acres are under a temporary permit that uses a portion of the water held under the municipal use permit (62775) at an agricultural duty to irrigate the pasture. The temporary permit must be renewed annually. There are approximately 22 acres of non-irrigated agricultural land.

Location and Access

Located in the northeastern portion of Silver Saddle Ranch, the agricultural lands are accessed from a road leading south from Carson River Road, or from roads leading out of the Historic Ranch Complex. Figure 2.3 illustrates the general location of the agricultural lands.

Characteristics

The agricultural lands at Silver Saddle Ranch are leased to a contractor for hay production and grazing. The proceeds from the operation are used to offset the cost of the water provided by the City. There are a number of structures utilized and maintained for the irrigation network including irrigation ditches and headgates. After the last hay harvest, approximately 40-50 cattle graze this area. Grazing occurs throughout the fall and winter months and typically ends by March 31st. An irrigation tailwater collection area has developed into a wetland within the pasture area to capture irrigation run-off. It is quite effective and provides excellent winter thermal cover as well as spring and summer nesting areas for a variety of birds. It is fenced and protected from grazing. In addition, a $\frac{3}{4}$ -mile long riparian corridor along the river is fenced for wildlife protection and is closed to the public.

Management of the agricultural lands will be guided by a Conservation Plan that was developed by the Natural Resources Conservation Service (NRCS) and is provided in Appendix C. The Conservation Plan includes technical information such as land use maps, soils information, resource inventory, and engineering notes as well as practical information such as forage resources, grazing management, monitoring, and recommendations.

RECOMMENDED ACTION(S)

The following actions are recommended in order to efficiently manage the agricultural lands under the Conservation Easement:

- ✓ Continue annual renewal of the Silver Saddle Ranch water rights temporary permit and seek a long-term solution.
- ✓ Coordinate ranching and recreational activities to avoid conflicts.
- ✓ Coordinate with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures and all other uses.
- ✓ Review opportunities to add acreages to the irrigated properties.

- ✓ The Conservation Plan developed by the NRCS provides recommendations on grazing management (stocking rate and duration), wildlife areas, fertilization, weed management, water management, monitoring, and contingency plans.
- ✓ The irrigated pastures must be kept active and green.
- ✓ To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted.
- ✓ Practice adaptive management including grazing and vegetation management.
- ✓ Maintain ranch fencing including the fence protecting the wildlife area adjacent to the river.

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.

Historic Ranch Complex



Photo 8. The Red House at Silver Saddle Ranch

Acres: 566.9 acres

Location: West of the agricultural fields in the central portion of Silver Saddle Ranch

The Historic Ranch Complex includes the Red House, White House, outbuildings and corrals as well as 567 acres of sagebrush uplands associated with the Silver Saddle Ranch and adjacent acquisitions by BLM as described below.

Location and Access

The historic ranch complex is accessed by the dirt road to the south of Carson River Road. Figure 2.4 illustrates the location of the structures at Silver Saddle Ranch and Appendix D provides details including construction date, size, and description.

Characteristics

The Historic Ranch Complex includes 13 ranch-related buildings dating from the 1920s-1980s. Under the BLM management, the Red House served as a visitor center and an office and its neighboring sheds, root cellar, corrals and arena were open to the public. Other historic ranch structures such as the tool shed, foreman's shack, and vet shed were not open for public use. Many of the structures associated with the Red House are considered to be historic properties.



Date: 7/29/2014



Figure 2.4
Historic Ranch Complex Structures
 Carson City Parks, Recreation, & Open Space Department

0 300 600 Feet

Source: BING Maps Imagery

The White House Complex includes the White House, a working pump house, a Quonset hut and two garages. The White House Complex was evaluated for National Register significance by BLM and was not considered to be a historic property. This complex was used by the BLM for storage, a workshop, and a residential area for the caretaker. The White House is unfit for human habitation and has been red-tagged by Carson City. The septic tank has been removed and back-filled. It is anticipated that the White House will be demolished.

Replacement of existing facilities and structures must be approved by the BLM in writing, consistent with the conservation purpose and values. The size, location, style and use of the replaced facilities and structures will be considered by the BLM in determining consistency with the conservation purpose and values.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage Silver Saddle Ranch and the Historic Ranch Complex:

- ✓ Add Silver Saddle Ranch to the existing Carson City reservation system to include events, group use, and picnic facilities.
- ✓ Assess and evaluate the structures, including the water and electric system, for compliance with the Carson City Code and for public use. It is anticipated that the root cellar will be closed.
- ✓ Develop a site plan including all proposed improvements and adjacent resources.
- ✓ Construct a group picnic area (pavilion with water and power) on site so that the Red House Complex may be eliminated from group-use functions (groups larger than 25 participants). The first group area may be near the White House complex and restroom. The second group area may be near the hay barn.
- ✓ Delineate “the historic ranch house complex and pasture” as described in the Charrette to protect the historic ranch facilities and interpretive theme of the site.
- ✓ Demolish the White House and replace with a facility in an appropriate location that provides:
 - > A visitor information station
 - > Office space for staff, Friends of Silver Saddle Ranch, and other volunteers
 - > An environmental education facility to accommodate 30 to 60 participants
 - > Consider a two-story structure to accommodate meeting space
- ✓ Consider replacing the white house with a “green” building, one which is designed to reduce the overall impact of the built environment on the natural environment.
- ✓ Develop a potable water system for public use at Silver Saddle Ranch. This may be accomplished by tying into the Carson City water system, upgrading one or both of the

existing wells on the property, or by drilling new wells. A feasibility analysis should be prepared to determine the proper approach.

- ✓ Establish a visitor entrance area containing provisions for vehicles, equestrians, bicycles and pedestrians as they enter Silver Saddle Ranch. Review the traffic flow pattern to the Red House and establish a new parking area if necessary.
- ✓ Investigate and determine the structural condition of the hay barn. Evaluate the options to repair or replace the structure. Consider the use of the hay barn as a public picnic or gathering facility.
- ✓ Identify appropriate parking areas for cars and buses near the animal sheds and horse trailers near the arena.
- ✓ Prevent unauthorized OHV trespass from the Motorized area of Prison Hill onto this property.
- ✓ Restore the trail south of the Red House Complex currently obstructed by the equestrian arena (Valley View Loop).
- ✓ Consider restoration of the arena to its original size and location or reorientation to provide trail access.
- ✓ Restore the complex to past conditions including the lawn, a garden, and fruit trees, with appropriate irrigation.
- ✓ Develop a safe crossing on Carson River Road to connect the Mexican Ditch Trail from the north to the Red House Complex.
- ✓ Improve the pedestrian "v" gates near the main entrance and near the Carson River Park fishing pier to allow bicycles and strollers.

Mitigation Wetlands



Photo 9. Mitigation Wetlands

Acres: 25 acres

Location: 2655 Carson River Road (north side of Carson River Road, across from the main entrance of Silver Saddle Ranch)

The Nevada Department of Transportation (NDOT) was required to establish a minimum of 15 acres of wetland to offset impacts associated with Phase I of the Carson City Freeway. On August 16, 2001, NDOT and Carson City entered into Agreement No. NM462-01-015 to identify and address commitments of each party regarding the required wetland mitigation as well as other components associated with the Freeway. Under Amendment No. 1 approved by the Carson City Board of Supervisors on March 20, 2003, Carson City was responsible for the wetland construction as well as the maintenance in perpetuity.

Location and Access

The mitigation wetlands are located within a 25-acre site on the north side of Carson River Road just east and down slope of the Mexican Ditch. Currently there is no public access. The wetlands can be viewed from Carson River Road. The location is illustrated by Figure 2.3.

Characteristics

The mitigation wetlands were designed and constructed by Carson City's Engineering Department and encompasses approximately 20 acres within the 25-acre parcel. Water to sustain the wetlands is provided by the Mexican Ditch via a diversion structure located at the southwest corner of the wetland. There are no facilities at the wetlands.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the mitigation wetlands:

- ✓ The current condition of this site indicates that better management and dedication of the water resources needs to be implemented so more of the site supports wetland vegetation.
- ✓ Consider NRCS recommendations of vegetation management through limited grazing.
- ✓ In the future, the wetlands may be open to the public but the season of use and type of use will be considered with protection of the wildlife utilizing the area. Dogs will be prohibited in this area to protect wildlife. Any future development should be limited to trails and an observation platform for viewing of birds and other wildlife.
- ✓ Obtain a dedicated water right to maintain the wetland hydrology.

2.3 Recreation Management

A Guiding Principal for Event Management:

Events should not be an unacceptable interruption to the recreational experience of the everyday visitor. The function should use areas and times that minimize the impact on others. The exception would be a few events a year that would be for the benefit of the entire community. The number of event participants should be based on the capacity of the area, resource protection and the visitor experience.

2.3.1 Conservation Easement Visitation

In a 2004 report, the BLM reported approximately 10,000 visitors a year at the Silver Saddle Ranch and Prison Hill Recreation Area. The majority of visitors to Silver Saddle Ranch and Prison Hill are local Carson City residents looking for a safe, scenic area to walk, hike, run, fish, swim, raft, horseback ride, picnic, and explore the historic ranch culture of western Nevada.



Photo 10. Escape from Prison Hill Half-Marathon Running Event

Silver Saddle Ranch has a history of organized events. The largest events draw between 100 and 200 people. The largest events in the past include equestrian trail trials and the annual Escape from Prison Hill half-marathon. The trail trials have included as many as 125 people with 70 trucks/trailers. Occasionally, these events negotiated parking on the pastures with the ranch

contractor and/or BLM ranch manager. The Escape from Prison Hill half-marathon has included as many as 190 runners in recent years. The special recreation permit allowed up to 300 persons including race participants, race support and spectators.

FOSSR has also provided a wide variety of interpretive programs and activities such as archaeology, geology, plant, bird, and wildlife identification tours, stargazing, hikes and snowshoe trips, weed identification, and bat conservation. FOSSR has also hosted a variety of activities such as National Public Lands Day celebration, open houses, breakfasts, work days, and nest box building, installation, monitoring and cleaning activities.

Additionally, the Sheriff's Office Mounted Police Unit has conducted training at Silver Saddle Ranch for the last several years. The event has included overnight camping, explosives and firearms. The group has expressed an interest to continue training opportunities.

Limited parking is one of the considerations determining the maximum event size. Larger community-wide events at Silver Saddle Ranch and Prison Hill may be considered by the City in the future.

The Ambrose CRNA attracts at least 1,100 school kids annually for organized environmental education activities. The area offers river access, trees, shade, wildlife, recreation and environmental education opportunities. Recreational uses occurring at the Ambrose CRNA include walking, horseback riding, bird watching and relaxing. The Ambrose CRNA is also utilized as a raft/canoe rest area. The majority of use at the site is day use by local residents.

The City should periodically assess the appropriate visitation thresholds that can be attained and optimally managed. There has not been a problem with exceeding the capacity to date, but many of the properties throughout the river corridor were private until recently. As the pathway system expands, increased use is anticipated.

2.3.2 Facilities

The facilities available at each of the Conservation Easement lands are summarized in Table 3.

Table 3. Conservation Easement Lands – Facilities

Property Name	Number of Trail Access Areas or Trailheads ^{1/}	Miles of Non-Motorized Trails ^{2/}	Miles of Motorized Trails ^{2/}	Parking Spaces	Number of Picnic Facilities ^{3/}	Number of Restroom Facilities	Comments
Ambrose Carson River Natural Area	5	1	0	50 cars or 25 vehicles with trailers	0	0	
Prison Hill Recreation Area							
Motorized Use Area	2	0	10	Needs assessment	0	0	Non-motorized use may occur on all trails in this area but there are no designated non-motorized trails.
Non-Motorized Use Area	5	25	0	Needs assessment	0	0	Includes two trailheads on the west side of Prison Hill, shared with non-Conservation Easement lands
Silver Saddle Ranch							
Agricultural Lands	0	0	0	0	0	0	Pasture and grazing operations
East Silver Saddle Ranch	2	1	OHV staging area leads to BLM roads and trails	20 cars in various locations	0	0	

Property Name	Number of Trail Access Areas or Trailheads ^{1/}	Miles of Non-Motorized Trails ^{2/}	Miles of Motorized Trails ^{2/}	Parking Spaces	Number of Picnic Facilities ^{3/}	Number of Restroom Facilities	Comments
Silver Saddle Ranch (continued)							
Historic Ranch Complex	2	4	0	<ul style="list-style-type: none"> ▪ Entrance area: 6-8 cars; ▪ Midway parking area: 4 cars; ▪ Red House Complex: 50-60 cars; ▪ Arena: 75-100 cars 	One picnic area with tables	2 (vault toilets)	Cultural and historical sites; interpretive signs; trail signs
Mitigation Wetlands	0	0	0	0	0	0	Wetlands and wildlife habitat

^{1/} Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.

^{2/} Approximate miles

^{3/} Only those areas with existing picnic facilities were noted in this table.

2.3.3 Interpretive Programs

The following actions are recommended for interpretive programs for the Conservation Easement lands.

- Develop an Interpretive Program for Silver Saddle Ranch in collaboration with other agencies, non-profits, volunteers and community organizations:
 - > The Interpretive Program should identify themes, appropriate stories, support materials, programs, etc.
 - > Use a mid-1900 family-operated ranch and the Carson River as the two main themes and tie together with the cultural, historic and environmental resources.
- Develop an Interpretive Program to introduce visitors to the natural environment and the historic resources:
 - > Kiosks should be designed to blend in with the surrounding area.
 - > An environmental education component should be developed based on an understanding of teaching curriculum requirements.
 - > Consider outdoor teacher and student workshops including field studies and overnight programs.
- Use existing materials and successful programs for environmental education such as:
 - > Carson Water Subconservancy District (CWSD), Carson River Coalition, Education Working Group.
 - > Nevada Division of Environmental Protection (NDEP) Annual Snapshot Day for water quality monitoring.
 - > The trail and interpretive brochure developed for Ambrose CRNA by Carson High School.
 - > River Wranglers.
- Interpretive hikes may be led by the open space/park ranger and volunteers.
- Include the FOSSR in interpretive program planning.

2.3.4 Public Day Use and Events

Public day use and events will follow similar policies to those throughout Carson City. While most areas will be open to the public, two areas will remain closed, the mitigation wetlands and a three-quarter-mile long riparian corridor on Silver Saddle Ranch, for wildlife and habitat protection. The hours of operations are dawn to dusk except for Silver Saddle Ranch, which may allow overnight camping as part of an event.

In addition to the consideration of impacts to cultural or natural resources, the activity or event size is based on available facilities such as parking and restrooms as well as the potential for busing and staging at adjacent areas. Portable toilets can be reserved for larger events. The frequency of events is dependent on funding and staffing levels. For example, there may be fewer events from November 1 to April 15 – the approximate dates for seasonal employees.

The type of activities or events, size, duration (half-day vs. full-day), and frequency will have various impacts. Over the past few years, there have been less than five reservations per year. To-date, the infrequent schedule does not seem to impair or interfere with conservation purpose and values nor significantly interrupt the recreational experience of the everyday visitor. Additionally, there has been adequate opportunity for the Friends of Silver Saddle Ranch to host various outings and events. The following table provides examples of allowable events as described in the Conservation Easement and the Charrette.

Table 4. Conservation Easement Lands – Examples of Allowable Events

Events listed in the Conservation Easement	Events identified in the Charrette
<ul style="list-style-type: none"> ▪ Private weddings and parties ▪ Music concerts ▪ Running events ▪ Environmental education ▪ Equestrian activities 	<ul style="list-style-type: none"> ▪ Community garden ▪ Running/walking/hiking events ▪ Disc golf 1/ ▪ Senior Center outings ▪ Boy and girl scout events/outings ▪ 4H 2/ ▪ Public groups ▪ Elder hostel ▪ Weddings

^{1/} Disc golf was identified as a passive recreation use in the Charrette; however, it was identified as a prohibited activity in the subsequent Conservation Easement.

^{2/} Some 4H activities, such as shooting sports, will be prohibited due to the Conservation Easement restrictions and/or Carson City Municipal Codes (CCMC).

The following table provides a summary of the prohibited events as described in the Conservation Easement. The Charrette did not list prohibited events.

Table 5. Conservation Easement Lands – Examples of Prohibited Events

<ul style="list-style-type: none"> ▪ Hunting ▪ Overnight camping unless approved as part of an event ▪ Disc golf ▪ Paint ball games ▪ Hot air balloons ▪ Motorized events (other than OHV events at South Prison Hill) ▪ Fairs & carnivals ▪ Cars shows ▪ Rodeos

Table 6 is a summary of Public Day Use and Events on the Conservation Easement lands.

Table 6. Conservation Easement Lands – Public Day Use and Events

Property	Uses	Events	Maximum Event Size	Duration	Frequency	Season of Use	Subject to Fees and Reservations	Comments
Carson River Floodplain and Riparian Corridor	Mountain biking, boating, environmental education, equestrian, fishing, hiking, picnic, trail running, wildlife observation	Yes, see Table 3 and Table 4	200	Dawn to dusk	Dependent on City staffing levels	Year-round	Yes	
Ambrose Carson River Natural Area	Mountain biking, environmental education, equestrian, fishing, hiking, trail running, wildlife observation	Yes, see Table 3 and Table 4	200	Dawn to dusk	Dependent on City staffing levels	Year-round	Yes	Unpaved parking area for vehicles and buses
Prison Hill Recreation Area								
Motorized Use Area	Biking, equestrian, hiking, OHV, trail running	Yes, see Table 3 and Table 4	100	Dawn to dusk	Dependent on City staffing levels	Year-round. Notices may be posted in OHV areas during high fire danger and wet soil conditions	Yes	Motorized use restricted to existing roads and trails
Non-Motorized Use Area	Biking, equestrian, hiking, trail running	Yes, see Table 4 and Table 5	250 ^{1/}	Dawn to dusk	Dependent on City staffing levels	Year-round	Yes	

Property	Uses	Events	Maximum Event Size	Duration	Frequency	Season of Use	Subject to Fees and Reservations	Comments
Silver Saddle Ranch								
Agricultural Lands	Pasture and grazing operations	No	N/A	N/A	N/A	Year-round	Yes, contract	Closed to the public unless otherwise permitted.
East Silver Saddle Ranch	Biking, boating access, equestrian, fishing, hiking, OHV, trail running, wildlife observation	Yes, see Table 3 and Table 4	100	Dawn to dusk	Dependent on City staffing levels	Year-round. Notices may be posted in OHV areas during high fire danger and wet soil conditions	Yes	Motorized use restricted to existing roads and trails
Historic Ranch Complex	Biking, environmental education, equestrian, hiking, picnic, trail running	Yes, see Table 3 and Table 4	25 in the picnic area; 250 for events ^{1/}	Dawn to dusk; overnight camping may be approved as part of an event	Dependent on City staffing levels	Year-round. From Nov 1 – Apr 15, the picnic area is first come, first serve.	Yes	Groups less than 25 persons will need a reservation. Groups more than 25 persons will need a permit.
Mitigation Wetlands	Wetlands and wildlife habitat	No	N/A	N/A	N/A	N/A	No	Closed to the public

^{1/}250 is the limit for the number of participants. In the past, the BLM permit for the Escape from Prison Hill half-marathon allowed 300 persons including race support and spectators.

2.3.5 Administrative Fees and Reservations

Fees

It is anticipated that current fees implemented by BLM will remain in effect for one year following the land transfer. After that period, fees will follow similar policies to those throughout the Carson City. Event fees may be waived for organizations that have entered into a joint use agreement or Memorandum of Understanding with Carson City. Fees will be reviewed and recommended for approval by the Open Space Advisory Committee and ultimately adopted through a Resolution by the Board of Supervisors.

Reservations

Current information regarding reservations, including facility rental, group use and special events, is available on Carson City's website www.carson.org/rentals. Each activity, event, and facility request will be individually considered. Requests should be submitted online and a minimum of 90 days in advance. If any requests are questionable as to the terms of the Conservation Easement, Carson City should forward the request to BLM for review and approval a minimum of 45 days in advance. The notice should describe all aspects of the proposed activity, including location, design, materials or equipment to be used, dates and duration, and any other relevant information regarding the proposed activity, in sufficient detail to permit BLM to make an informed judgment as to its consistency with the purpose and values of the Conservation Easement.

Due to the limitations and restrictions in the Conservation Easement, Carson City should create a Group Use and Special Use permit application for activities and events over 25 persons. An application is necessary so that additional permits, impacts to the environment, and departmental resources can be assessed. The permit application should include a checklist addressing possible environmental impacts, parking logistics, facilities, and other operations that may have an impact on the site or other visitors.

Reservations will not be approved for areas closed to the public. Approval of an activity or event will not give exclusive rights to a location or parking facility.

At Silver Saddle Ranch, the picnic area may be reserved for group use from April 16 – October 31. From November 1 – April 15, the picnic area is first come, first serve. Throughout other open space and parks in this management area, no approval is necessary for group use less than 25 persons.

2.4 Summary of Recommended Actions

The following table summarizes the recommended actions for the Conservation Easement lands

Table 7. Conservation Easement Lands – Action Summary

	Recommended Action Items
Carson River Floodplain and Riparian Corridor	<ul style="list-style-type: none"> ▪ Designate parking areas and maintain barriers to prohibit vehicle access into the floodplain, riparian corridor and other sensitive areas. ▪ In order to preserve and protect cottonwood galleries, continue wrapping and maintain chicken wire around tree trunks and manage beaver populations. ▪ Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor. ▪ Work with natural resource agencies to improve river function, where necessary, and riparian vegetation along the river corridor.
Ambrose Carson River Natural Area	<ul style="list-style-type: none"> ▪ OHV use will be prohibited. It was not a designated OHV area by BLM and such use is prohibited by the terms in the Conservation Easement. Fencing, signs, public outreach and education and further improvements should assist in managing motorized and non-motorized uses. ▪ Consider trailhead improvements including restroom facilities, more parking, and signage.
Prison Hill Recreation Area	<ul style="list-style-type: none"> ▪ Improve the trail from Koontz Lane trailhead to Silver Saddle Ranch. ▪ Develop a loop trail circling Prison Hill and connecting with Silver Saddle Ranch. ▪ Install and maintain consistent OHV boundary signs and fencing or physical barriers at the summit and elsewhere needed. ▪ Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc. ▪ OHV use on the north end of the Prison Hill Recreation Area, around 5th Street, is prohibited and should be managed as such. It was not a designated OHV area by BLM and such use is prohibited by the terms in the Conservation Easement. ▪ Trailhead facilities (i.e. kiosks with trail maps) as identified in the UPMP, and further improvements should assist in managing motorized and non-motorized uses. ▪ Monitor the fuels reduction project on the west side of Prison Hill to see how fast shrub reinvasion occurs. A low-density native shrub community is preferable to cheatgrass.
Silver Saddle Ranch	

	Recommended Action Items
Agricultural Lands	<ul style="list-style-type: none"> ▪ Continue annual renewal of the Silver Saddle Ranch water rights temporary permit and seek a long-term solution. ▪ Coordinate ranching and recreational activities to avoid conflicts. ▪ Coordinate with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures and all other uses. ▪ Review opportunities to add acreages to the irrigated properties. ▪ The Conservation Plan developed by the NRCS provides recommendations on grazing management (stocking rate and duration), wildlife areas, fertilization, weed management, water management, monitoring, and contingency plans. ▪ The irrigated pastures must be kept active and green. ▪ To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted. ▪ Practice adaptive management including grazing and vegetation management. ▪ Maintain ranch fencing including the fence protecting the wildlife area adjacent to the river.
East Silver Saddle Ranch	<ul style="list-style-type: none"> ▪ 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.

**Historic Ranch
Complex**

- Add Silver Saddle Ranch to the existing Carson City reservation system to include events, group use, and picnic facilities.
- Assess and evaluate the structures, including the water and electric system, for compliance with the Carson City Code and for public use. It is anticipated that the root cellar will be closed.
- Develop a site plan including all proposed improvements and adjacent resources.
- Construct a group picnic area (pavilion with water and power) onsite so that the Red House Complex may be eliminated from group-use functions (groups larger than 25 participants). The first group area may be near the White House complex and restroom. The second group area may be near the hay barn.
- Delineate “the historic ranch house complex and pasture” as described in the Charrette to protect the historic ranch facilities and interpretive theme of the site.
- Demolish the White House and replace with a facility in an appropriate location that provides:
 - > A visitor information station.
 - > Office space for staff, Friends of Silver Saddle Ranch, and other volunteers.
 - > An environmental education facility to accommodate 30 to 60 participants.
 - > Consider a two-story structure to accommodate meeting space.
 - > Consider replacing the white house with a “green” building, one which is designed to reduce the overall impact of the built environment on the natural environment.
- Develop a potable water system for public use at Silver Saddle Ranch. This may be accomplished by tying into the Carson City water system, upgrading one or both of the existing wells on the property, or by drilling new wells. A feasibility analysis should be prepared to determine the proper approach.
- Establish a visitor entrance area containing provisions for vehicles, equestrians, bicycles and pedestrians as they enter Silver Saddle Ranch. Review the traffic flow pattern to the Red House and establish a new parking area for the site outside the historic ranch complex. The goal is to enhance the visitor’s experience while protecting the historic ranch complex.
- Investigate and determine the structural condition of the hay barn. Evaluate the options to repair or replace the structure. Consider the use of the hay barn as a public picnic or gathering facility.
- Identify appropriate parking areas for cars and buses near the animal sheds and horse trailers near the arena.
- Prevent unauthorized OHV trespass from the motorized area of Prison Hill onto this property.
- Restore the trail south of the Red House Complex currently obstructed by the equestrian arena (Valley View Loop).
- Consider restoration of the arena to its original size and location or reorientation to provide trail access.
- Restore the complex to past conditions including the lawn, a garden, and fruit trees, with appropriate irrigation.
- Develop a safe crossing on Carson River Road to connect the Mexican Ditch Trail from the north to the Red House Complex.
- Improve the pedestrian "v" gates near the main entrance and near the Carson River Park fishing pier to allow bicycles and strollers.

	Recommended Action Items
Mitigation Wetlands	<ul style="list-style-type: none"> ▪ The current condition of this site indicates that better management and dedication of the water resources needs to be implemented so more of the site supports wetland vegetation. ▪ Consider NRCS recommendations of vegetation management through limited grazing. ▪ In the future, the wetlands may be open to the public but the season of use and type of use will be considered with protection of the wildlife utilizing the area. Dogs will be prohibited in this area to protect wildlife. Any future development should be limited to trails and an observation platform for viewing of birds and other wildlife. ▪ Obtain a dedicated water right to maintain the wetland hydrology.

3.0 Open Space

Generally, lands acquired with open space funds shall be preserved and managed in a near natural condition. Such lands might include scenic vistas, wetlands, streams, floodplains, trail corridors, agricultural lands, highly visible natural areas along major streets and open space buffers. Open space land will generally be open for passive recreation improvements developed where appropriate and environmentally compatible.

From Carson City Municipal Code 13.06.100 Open Space – Preservation of Land

3.1 Property Locations, Characteristics, and Facilities

3.1.1 Carson River Canyon Open Space



Photo 11. Carson River Canyon Open Space

Acres: 871.3 acres
Location: No Address. Located east of the Deer Run Road Bridge and through the Carson River Canyon.
Purchase Date: January 2011
Purchased From: John C. Serpa and Sierra Clouds LLC
Purchased Acres: 373.6 acres, 8 parcels

Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Nevada Conservation and Resource Protection Grant Program / Question 1

Purchase Date: January 2012

Purchased From: Bently Family Limited Partnership

Purchased Acres: 497.7 acres

Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Southern Nevada Public Land Management Act

The Carson River Canyon Open Space consists of 871.3 acres and comprises almost a complete corridor along the Carson River from the Deer Run Road Bridge to the Carson City / Lyon County border (Figure 3.1). The Carson River Canyon lands were purchased in two transactions – the first from Mr. Serpa and the second from the Bently Family Limited Partnership. These purchases allowed for the public ownership of one of the most spectacular undeveloped sections of the Carson River. A rights-of-way easement along the old railway bed, and across the entire route on the Carson River Canyon Open Space, was purchased by the Nevada Commission for the Reconstruction of the Virginia and Truckee (V&T) Railway.

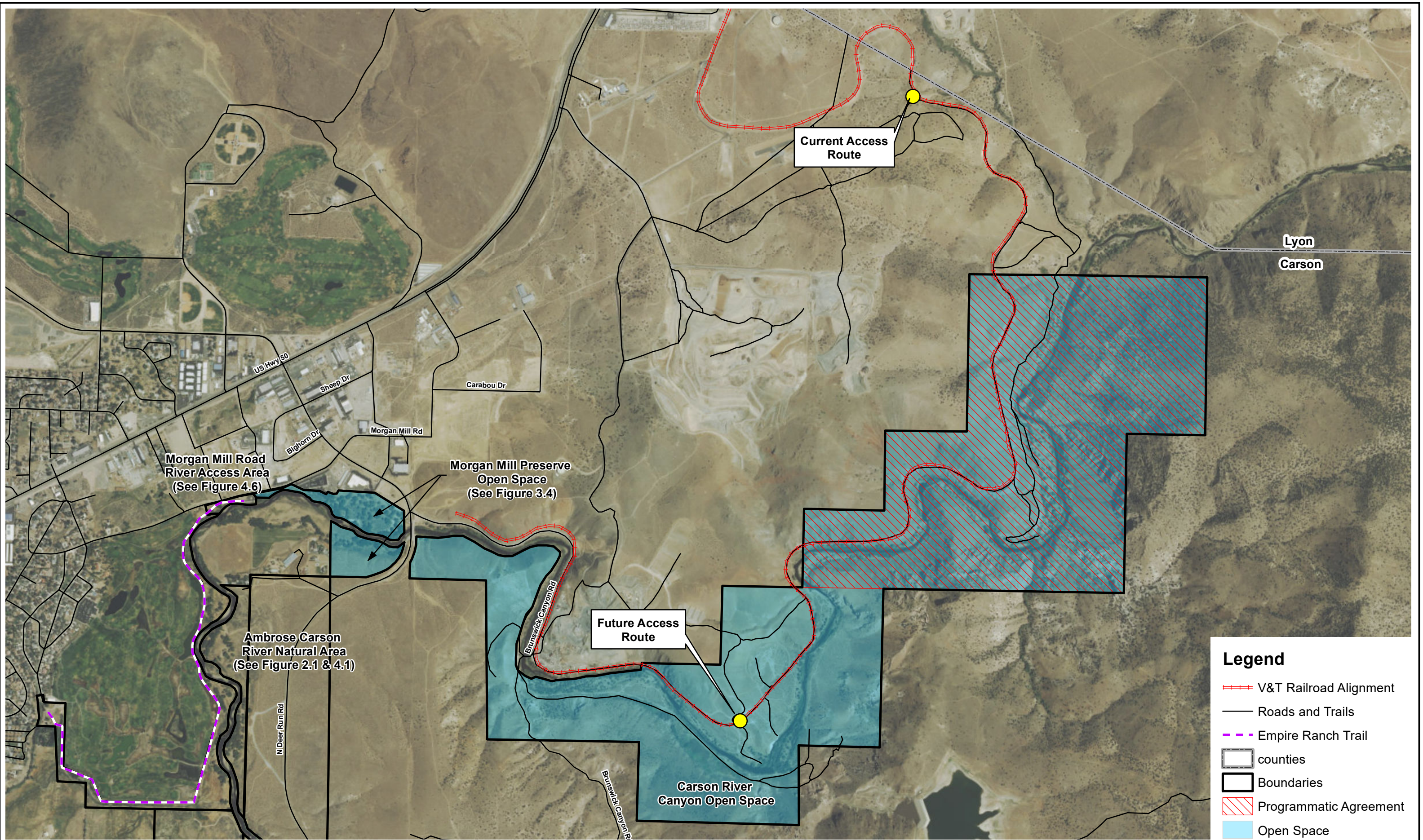
Location and Access

Carson River Canyon Open Space is located on the east side of Carson City and along the Carson River. The property is bordered to the west by Deer Run Road; to the north by one private parcel (Bertagnolli gravel pit), Carson City lands including the Rifle and Pistol Range and the Landfill; to the east by private lands; and to the south by public lands administered by the BLM.

From the Deer Run Road Bridge looking east, Carson River Canyon Open Space extends along the south side of the river and is generally inaccessible. Most of the property lies further downriver into the Carson River Canyon (commonly referred to as Brunswick Canyon). The most common access into Carson River Canyon is via Brunswick Canyon Road on the northeast side of the Deer Run Road Bridge. The following mile markers provide various references to the property:

Mile 0.0 – The start of Brunswick Canyon Road at Deer Run Road.

Mile 1.0 – Up to the first mile, the road surface is a graded dirt road and accessible with a two-wheel drive vehicle. At the Bertagnolli gravel pit and Brunswick Bridge (abandoned), the road is not maintained and a high clearance, four-wheel drive vehicle is recommended. At this point, visitors may park near the Brunswick Bridge and continue to follow the road by alternative methods (OHVs, hike, mountain bike, or horseback riding).



Lyon
Carson

Morgan Mill Road
River Access Area
(See Figure 4.6)

Morgan Mill Preserve
Open Space
(See Figure 3.4)

Ambrose Carson
River Natural Area
(See Figure 2.1 & 4.1)

Future Access
Route

Carson River
Canyon Open Space

Legend

- V&T Railroad Alignment
- Roads and Trails
- Empire Ranch Trail
- counties
- Boundaries
- Programmatic Agreement
- Open Space

Date: 1/28/2016

Figure 3.1
Carson River Canyon Open Space
 Carson City Parks, Recreation, & Open Space Department

0 1,000 2,000 Feet

Source: BING Maps Imagery

Path: R:\projects\Carson_City_Parks_Rec\14_208_1\MXDs\Figure_3_1_zoomed_out.mxd

Mile 1.3 – The start of the subject property is recognized with a Carson City Open Space sign.

Mile 1.7 – The road continues toward the entrance of an old abandoned bunker at the base of a hill, and then turns left through a narrow rocky gap.

Mile 1.8 – Remnants of the old Merrimac Mill can be seen on the left. The road continues straight on the old railroad bed and follows the river. From this point, the road becomes very narrow and rough.

Mile 4.0 – The road ends and meets the reconstructed V&T Railway.

To access the property on the south side of the river, drive approximately two miles south from the Deer Run Road Bridge to Sedge Road. Turn east and stay on the main road for 1.5 miles. Turn left and travel downhill towards the river for $\frac{3}{4}$ mile, following Brunswick Canyon Road. The entrance of the property is recognized with an Open Space sign. The road is not maintained and a high clearance, four-wheel drive vehicle is recommended.

The roads are open to non-motorized and motorized users.

Characteristics

Historic / Cultural

Carson River Canyon Open Space may contain the most historic activity and artifacts of all the open space properties. Beginning just upriver, this section of the Carson River played a prominent role during the mining days of the Comstock Era. After ore was mined in Virginia City, it was transferred to any of the great number of stamp mills located along the river. The Carson River provided a water source which was necessary in the ore extraction process. Four stamp mills were located in this area: Merrimac Mill, Copper Canyon Mill, Vivian Mill, and the Santiago Mill. Today, the most visible artifact from the stamp mills is a wall from the Merrimac Mill.

As a consequence of the ore extraction process and widespread occurrence of mercury, the U.S. Environmental Protection Agency (EPA) declared much of this area as a federally listed Superfund site in August 1990. Referred to as the Carson River Mercury Superfund Site, the primary concerns reside in contaminated soils and waterways at or near former mill sites. Along the Carson River, the site extends from the Empire Ranch Golf Course in Carson City and continues downstream for 50 miles to the Lahontan Valley.

Phase I and Phase II environmental site assessment reports were prepared for the Bently Property acquisition to identify and assess the risk to human health from the arsenic, lead, and mercury in the soils. The Phase II report concludes that continued use of this area for passive recreational purposes should not pose a risk to human health from the mercury. If at some point in the future Carson City develops plans for picnic areas or other site improvements, then

additional soil sampling will be needed and coordinated through the NDEP (Resource Concepts, Inc., 2011).

In addition to the mining history, the historic Virginia & Truckee (V&T) Railway operated along the existing roadbed from 1869 to 1951. The roadbed itself also contains visible retaining walls and other components of historic significance. In 1993, the state legislature recognized the unique opportunity to restore this “iron horse” and created the Nevada Commission for the Reconstruction of the V&T Railway. Thus far, the V&T Railway has been reconstructed up to the north end of the subject property. The Commission has completed the purchase of a rights-of-way easement along the old railway bed, and across the entire route on the Carson River Canyon Open Space. It should be noted that the railway reconstruction will occur on the historic railway alignment and the existing roadbed, thereby closing road access beyond the Bertagnolli gravel pit.

Photo courtesy of the Western Nevada Historical Photo Collection, <http://wnhpc.com>



Photo 12. Historic Merrimac Mill, view looking downriver.

Landscape

Located on both sides of the Carson River, the property is dominated by steep, rocky slopes. The most level terrain is found on the alluvial fans and sandy bars along the river corridor. The elevations range from 4,500' to 5,500'.

The primary plant composition is sagebrush uplands and includes ephedra (Mormon Tea), desert peach, rabbitbrush, and others. Along the river corridor, cottonwoods, coyote willow, and Wood's rose are common. The upper elevations contain sparse concentrations of pinyon pine and juniper. Two small wetlands are present, one of which is a result of leaking water from the Brunswick Reservoir. Beautiful wildflowers have also been observed around the property including blanket flower, blazing star, columbine, paintbrush, primrose, lupine and globemallow.



Photo 13. Indian paintbrush in Carson River Canyon

Existing Facilities

On the north side of the Carson River, the primary road is a three-mile section of the historic railway alignment. Both sides of the river contain a network of roads and trails. The roads and trails are currently used for non-motorized (hiking, mountain biking, fishing, gold-panning, etc.) and motorized recreation.

Master Plan References

Carson City Master Plan

Virginia & Truckee Railroad Gateway Specific Plan Area (V&T-SPA)

Chapter 8, page 8-28:

Parks and Open Space Policies.

2.1 Trail Facilities: The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate trail facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.

Chapter 8, page 8-29:

Cultural and Environmental Resources Policies.

3.1 Carson River Corridor: Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- Aquatic Trail Class III
- An existing off-street / unpaved / double track pathway allowing OHV use is identified from the abandoned Brunswick Bridge toward the southeast along Brunswick Canyon Road.
- A proposed crossing (bridge) is identified at or near the abandoned Brunswick Bridge.

Funding and Other Requirements or Restrictions

- 1) The Carson River Canyon Open Space was purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the Carson City Municipal Code (CCMC) Section 13.06

- 2) The first transaction with Mr. John C. Serpa / Sierra Clouds LLC in January 2011 was accomplished in partnership with Nevada Land Trust (formerly Nevada Land Conservancy) and partially funded by the Nevada Conservation and Resource Protection Grant Program Question 1. The grant award and funding agreement identifies the use and occupancy of the land as follows:

Nonrevocable Agreement to Restrict Property

Page 1. WHEREAS, This Agreement is given to insure that the Property is maintained and used in a manner consistent with the regulations (NAC Section 321) adopted by the State for the Conservation and Resource Protection Grant Program, hereinafter referred to as "Question 1 Program."

Page 2. Authorized Uses. Pursuant to this Nonrevocable Agreement to Restrict Property, Grantee agrees that the Property will be used only for open space purposes that are consistent with the objectives for which the Property is acquired and the local jurisdictions' adopted open space plan. The Grantee further agrees that the property will be used for ranching and purposes that are consistent with the protection or enhancement of wildlife habitat, protection of sensitive or unique vegetation, protection of historic or cultural resources, protection of riparian corridors, floodplains, or wetlands, and/or to protect or preserve the benefits of the Property or natural resources within the State for the public.

- 3) In 2012, Carson City purchased adjacent property to the northeast from the Bently Family Limited Partnership. The acquisition was funded through the Southern Nevada Public Land Management Act in 2012, and the Grant and Cooperative Agreement stated the following:

Page 5. Benefits: The activity to be undertaken through this agreement is in furtherance of the recipient's and BLM's mission by the providing the following benefits:

- *This Agreement provides for Carson City the benefit of a cooperative relationship for the purpose of developing parks, trails, and natural areas in Carson City.*
 - *Additionally, this Agreement benefits the public by enhancing the quality of life and health of residents in helping to develop active lifestyles for the diverse population.*
 - *Local governmental management of public lands indirectly benefits the government by reducing federal management costs while fostering cooperative relationships with local entities and their communities.*
- 4) Due to the federal funding, the Bently acquisition is also subject to the terms of the same Programmatic Agreement as the Conservation Easement lands for the protection of cultural resources. The following excerpts provide guidance towards future management and it is also advisable to review the entire Programmatic Agreement prior to any planning efforts.

Page 2. Whereas, this PA covers all aspects of the planning, development, and implementation of future actions Carson City may initiate on the OPLMA conveyance and Bently Property (APN 010-011-24 and 010-011-25) conveyance lands; and

Page 3. Whereas, any other federal assistance or permits necessary for the completion of projects in the APE will require the responsible federal agency to comply with Section 106 of the NHPA, 16 U.S.C. § 470f, and its implementing regulations, 36 CFR § 800 for the project; and

Now therefore, the Signatories agree that implementation of this PA shall be administered in accordance with the following stipulations to ensure that adverse effects to historic properties will be avoided, or the effects mitigated to the extent practicable, and to satisfy the BLM's NHPA Section 106 responsibilities for all aspects of the Undertaking.

- I. *Purpose and Intent: The public and private lands described above will be conveyed to Carson City for the Open Spaces program and for other public purposes in accordance with the Recreation and Public Purposes Act. These include, but are not limited to, the facilitation and enhancement of passive recreational use, construction and maintenance of trailhead facilities and trails, reduction of hazardous fuels, maintenance or reconstruction of structures or Silver Saddle Ranch buildings, and the designation of motorized vehicles routes and staging areas. Some of the conveyed lands have been inventoried for cultural resources and contain historic properties, while some of those lands have not been inventoried and it is unknown whether historic properties are present. Future development and use of these lands may have an adverse effect on historic properties. The purpose of this PA is to establish procedures to be followed by Carson City to satisfy BLM responsibilities under Section 106 of the NHPA.*

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Carson River Canyon Open Space:

- ✓ Due to its size, past uses, and future reconstruction of the V&T Railway, the Carson River Canyon Open Space should be evaluated in a more detailed planning and management effort.
- ✓ Develop a trail, trailhead and access plan for the Carson River Canyon Open Space.
- ✓ Two public crossings have been approved along the future V&T Railway. Improve designated locations and develop trails for access and passive recreation uses.
- ✓ Determine ownership and possible replacement of the old Brunswick Canyon Bridge.
- ✓ In order to continue access into the Carson River Canyon and to the Carson River Aquatic Trail, consider purchase of the private property located northeast of the Carson River Canyon Open Space adjacent to Lyon County (see Figure 1.1. Consider a coordinated effort and partnership for acquisition by the BLM.

3.1.2 Golden Eagle Open Space



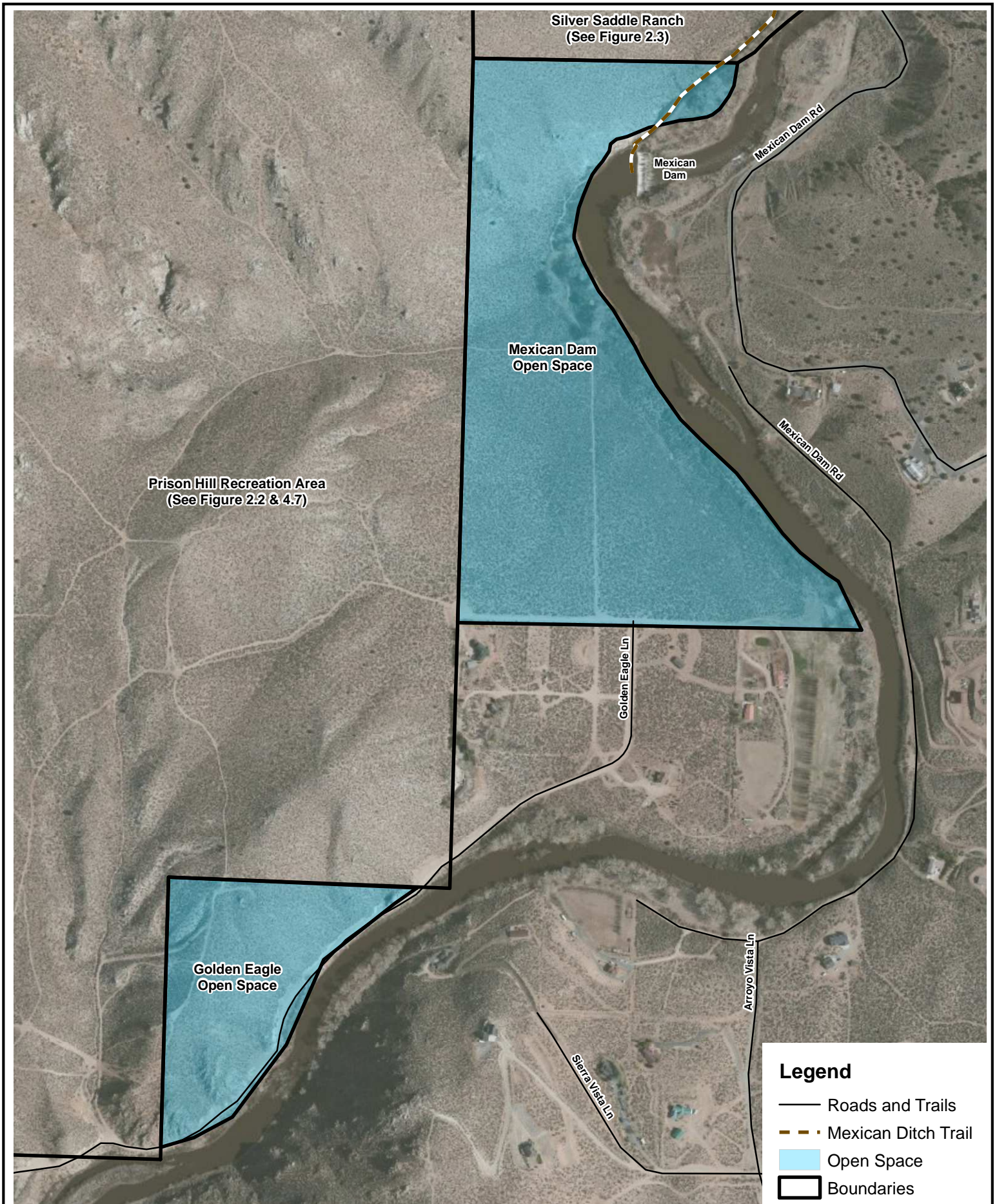
Photo 14. Golden Eagle Open Space

Acres: 19.3 acres
Location: 4706 Golden Eagle Lane. Located on the south side of the Prison Hill Recreation Area.
Purchase Date: February 2007
Purchased From: William L. and Patricia L. Desormier Family Trust
Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Nevada Conservation and Resource Protection Grant Program / Question 1

Location and Access

Golden Eagle Open Space lies near the southeast corner of Prison Hill in the southeast area of Carson City (Figure 3.2). The property is bordered to the west and north by the Prison Hill Recreation Area; to the northeast by a residential parcel; and the south and southeast by the Carson River.

From the Snyder Avenue and Gentry Lane intersection, travel south on Golden Eagle Lane for approximately 2.2 miles. The road surface changes from asphalt to a graded dirt road. Golden Eagle Open Space begins near the t-post on the left (north) side of the road and continues approximately 0.4 miles just past the vertical rock cliff adjacent to the road.



Date: 7/30/2014



Figure 3.2
Golden Eagle & Mexican Dam Open Space

Carson City Parks, Recreation, & Open Space Department

The property is primarily located uphill from the road but it also includes the riparian corridor between the road and the river.

Parking and hiking access can be accommodated in a small pull-out area just to the west of the property and t-post marker. In this area, the trail surface is very loose decomposed granite. The trails are primarily used by small motorized vehicles (4x4 all-terrain vehicles or dirt bikes) travelling in a downhill direction. From this point, it is a short (< ½ mile), steep uphill hike to the level, unsigned turn-around / scenic lookout point.

Alternatively, four-wheel drive access to Golden Eagle Open Space is from the east entrance of the Prison Hill Recreation Area. From the north end of Golden Eagle Lane, turn left to enter the OHV area. Travel uphill to the west for ¼ mile, turn left and continue directly south along the ridgeline for ½ mile to the unsigned turn-around / scenic lookout point. Vehicle access is also available from the west but directions are difficult due to the unsigned network of trails in the area.

PLEASE NOTE: Starting at Golden Eagle Open Space, the local residents have posted private property signs. Please respect private property. Carson City is working to resolve any issues associated with public use of the road. It should also be noted that the local residents pay for the road maintenance.

Characteristics

Historic / Cultural

No historic or cultural resources are known or apparent.

Landscape

Golden Eagle Open Space contains hills, rocky slopes and outcrops, steep cliffs and plateaus. The elevations range from 4,625' to 4,970'. From the turn-around / scenic lookout point, there are expansive views to the south into the Carson Valley.

The uplands are shrub-dominated with sparse occurrences of herbaceous plants and pinion pine. The mature, diverse shrub species include sagebrush, bitterbrush, ephedra (Mormon Tea), desert peach, rabbitbrush, and others. Along the river corridor, mature cottonwoods, willows, and other riparian vegetation are present.

The Carson River is adjacent to the south-southeast property boundary with approximately one-third mile of river frontage. The land along the river bed is naturally identified as a floodway. The majority of the property lies outside of the 100- and 500-year floodplain.

The Carson River and diverse plant communities provide habitat for many species of wildlife. Two avian species are common in the area: barn owls in the eroded hillsides and golden eagles (and their nests) on the rocky cliffs across the river.

Existing Facilities

From the small pull-out / parking area on Golden Eagle Lane, three single-track “trails” travel uphill for a short distance (< ½ mile) to the scenic lookout point. The “trails” appear to be used primarily by small motorized vehicles (4x4 all-terrain vehicles or dirt bikes). In this area, the trail surface is very loose decomposed granite. From the north and connecting with the Prison Hill Recreation Area, a two-track trail travels approximately ¼ mile across Golden Eagle Open Space to the scenic lookout point.



Photo 15. View from the scenic lookout point to the south and towards Carson Valley.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- Two off-street / unpaved / double track pathways allowing OHV use are identified – one on the south end of the Prison Hill Recreation Area and the second along Golden Eagle Lane. OHV use is not identified on Golden Eagle Open Space.
- A proposed crossing (bridge) across the Carson River is identified within the vicinity of the property, connecting with off-street / unpaved / double track including OHV use.

Funding and Other Requirements or Restrictions

- 1) The Golden Eagle Open Space was purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the CCMC Section 13.06.

- 2) The Nevada Conservation and Resource Protection Grant Program / Question 1 provided partial funding for the acquisition. The grant award and funding agreement identifies the use and occupancy of the land as follows:

Question 1 Funding Agreement, Desormier Fee Title Acquisition, Attachment G – Nonrevocable Deed Restriction.

Authorized Uses: Grantee agrees that the Property will be used only for purposes of developing land and water rights, and / or providing recreational facilities, and / or providing parking for and access to and along the river, and / or restoration of the Carson River corridor, all of the above which shall be consistent with the primary purpose of enhancing and restoring the Carson River corridor, and used in a manner consistent with the regulations adopted by the State for the Conservation and Resource Protection Grant Program referenced in the Recitals above.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Golden Eagle Open Space:

- ✓ Improve parking on Golden Eagle Lane.
- ✓ Install a destination marker (i.e. bench, small shade shelter, and / or interpretive sign) at the scenic lookout point.
- ✓ Close the single-track trails from Golden Eagle Lane – due to steep slopes and erodible soils impacting the road and the Carson River. Realign or construct a new sustainable single-track trail for non-motorized users to the scenic lookout point.
- ✓ Keep and maintain the north-south two-track trail for motorized access and connectivity.
- ✓ Consider environmental education opportunities to discuss golden eagles and other wildlife in the area
- ✓ Due to an agreement recorded in 1985, the Open Space Program should financially contribute towards maintenance of the road starting from this property and ending at northeast end of Golden Eagle Lane.

3.1.3 Mexican Dam Open Space



Photo 16. Mexican Dam Open Space

Acres:	64.3 acres
Location:	5250 Golden Eagle Lane. Located on the east side of the Prison Hill Recreation Area and south side of Silver Saddle Ranch.
Purchase Date:	March 2008
Purchased From:	River Ranch Holdings, LTD; Alpenglow Development, LLC; and Mexican Dam, LLC
Funding Source:	Carson City Open Space, Quality of Life Sales and Use Tax Funds

Location and Access

Mexican Dam Open Space is located at the northern terminus of Golden Eagle Lane, in the southeast area of Carson City (Figure 3.2 on page 3-11). The property is bordered to the west and north by public lands (Prison Hill Recreation Area and Silver Saddle Ranch respectively), to the east by the Carson River and the south by residential parcels. Most of the property extends south from the historic Mexican Dam and Mexican Ditch to Golden Eagle Lane, but a small area extends to the north and lies adjacent to Silver Saddle Ranch. Vehicular access is from Golden Eagle Lane; however, limited parking is currently available.

From the Snyder Avenue and Gentry Lane intersection, travel south and around on Golden Eagle Lane for approximately 3.0 miles to the terminus. The road surface changes from asphalt to a graded dirt road. Turn left and then turn an immediate right onto a two-track trail road between two t-posts and the sagebrush.

The southern property boundary begins at the right turn near the t-posts. The two-track trail ends in approximately one-third mile with limited area to turn around. A single-track trail continues through the property, traveling north and becomes a narrow scramble beside a rock outcrop and the Mexican Dam. The northern boundary lies just north of the dam. The eastern boundary is the Carson River and the western boundary can be found by following an east-west trail for 550±' to an old, vandalized plywood boundary sign.

Just prior to reaching Mexican Dam Open Space, the road is private and has posted as such by the property owners. According to one of the residents, when they built their home(s), they dedicated the road to the city; however, the city at the time said they would not accept the road because they did not want to take over the improvements or maintenance of the road as it would be too costly. Although Carson City owns two properties in the area, a grant of easement recorded in May 2000 specifically stated that the road is “not for general public use.” It should also be noted that the property owners pay for the maintenance of the road. Currently, the private property owners remain somewhat agreeable to non-motorized recreational use of the road.

Hence, public access to the property may only be achieved through non-motorized means. Limited parking is available near Golden Eagle Open Space and the travel distance along Golden Eagle Lane to the property is approximately ¾ mile. Alternatively, hikers and other non-motorized users may park at Silver Saddle Ranch or Carson River Park and travel south for 1.5 miles to the property.

Characteristics

Historic / Cultural

The Mexican Ditch begins near the north end of the property. The Mexican Ditch receives a regulated water flow from the Carson River and provides a water source for several properties including Silver Saddle Ranch, Open Space ranch lands along Carson River Road, Riverview Park, and private properties along Hells Bells Road. The ditch is a historic resource related to the history of water distribution and water rights in the State. The Mexican Dam diverts water from the Carson River to the start of the ditch. Both facilities were constructed in the late 1800s.



Photo 17. Historic Mexican Dam

Landscape

Approximately 70% of the property is comprised of gently sloping lands with the remaining 30% (to the north) encompassing steeper terrain and rock outcrops. The elevations range from approximately 4,640' along the river to 5,040' at the northwest corner.

The uplands are shrub-dominated with sparse occurrences of herbaceous plants and piñon pine. The mature, diverse shrub species include sagebrush, bitterbrush, ephedra, desert peach, rabbitbrush, and others. Along the river corridor, mature cottonwoods, willows, Wood's rose, and other riparian vegetation are present.

The Carson River is adjacent to the property along the eastern boundary, and about 20-30% of the property falls within the boundaries of the 100-year floodplain. The river and various plant communities provide habitat for many species of wildlife.

Existing Facilities

Two unpaved trails exist on the property. From the southern boundary, a two-track trail ends after approximately one-third mile with limited area to turn around. A single-track trail continues north through the property, becoming a narrow scramble beside a rock outcrop and the Mexican

Dam, continuing on to connect with Silver Saddle Ranch. The trail between Golden Eagle Lane and the Mexican Dam generally has level terrain.

A steep, two-track trail travels 550±' to the property boundary on the west then continues uphill to the Prison Hill Recreation Area, motorized use area. Along this trail, previous owners had a posted sign stating "No Trespassing."



Photo 18. Trail towards the north and the Mexican Dam.



Photo 19. Old sign on the western boundary posted by previous owners.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- A proposed off-street / unpaved / single track is identified around the west edge of the property, connecting with the Mexican Ditch Trail and Silver Saddle Ranch. OHV use is not identified on Mexican Dam Open Space.

Funding and Other Requirements or Restrictions

The Mexican Dam Open Space was purchased solely by the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the CCMC Section 13.06.

RECOMMENDED ACTION(S)

The following actions are recommended to manage the Mexican Dam Open Space:

- ✓ Consider the addition of site amenities such as benches, small picnic pavilion, picnic tables, etc.
- ✓ If public access is granted along the adjacent section of Golden Eagle Lane, consider the development of a small, designated parking area for 5-10 cars. For safety and security, the parking area should be located near or within sight distance of the entrance.
- ✓ Improve trail conditions and connectivity for non-motorized users to Silver Saddle Ranch.
- ✓ Research and possibly develop a portage around the Mexican Dam for boating recreationists.
- ✓ Survey the southern boundary to determine the correct location and / or right-of way of the existing road.
- ✓ Motorized use on Mexican Dam Open Space may be discontinued. The trails consist of fine sand which erodes downhill to the floodplain. Motorized use is not typically allowed on Open Space properties.
- ✓ Coordinate with the Mexican Dam and Ditch Company regarding dam maintenance.
- ✓ Consider developing river access areas including fishing opportunities.
- ✓ Due to an agreement recorded in 1985, the Open Space Program should financially contribute towards maintenance of the road starting from the Golden Eagle Open Space and ending at this property.
- ✓ Meet with the adjacent private property owners and develop a solution towards public access in exchange for certain enforcement and assistance from Carson City.

3.1.4 Moffat Open Space



Photo 20. Moffat Open Space

Acres:	17.8 acres
Location:	4021 Lepire Drive. Located between Lepire Drive to the north, Fairview Drive to the west, and Hells Bells Road to the south.
Purchase Date:	November 2000
Purchased From:	William H. Moffat
Funding Source:	Carson City Open Space, Quality of Life Sales and Use Tax Funds

The Moffat Open Space was the first acquisition of the Open Space Division, purchased from William H. Moffat. In the early 1920s, William Moffat (1875-1963) amassed vast areas of Nevada rangeland from Carson City to Elko County. He founded the Union Land & Cattle Company and the Union Wool Company, which operated an integrated livestock enterprise including raising, shipping and marketing beef. A memorial plaque to honor the Moffat family and their legacy to the ranching industry in Nevada is found at the summit.

Due to its location, Moffat Open Space receives the highest use of all the open space properties. School children are commonly seen walking to and from Eagle Valley Middle School. It is also the most developed open space property (Figure 3.3).



Legend

- Roads and Trails
- - - Mexican Ditch Trail
- Open Space

Date: 7/29/2014



Figure 3.3
Moffat Open Space

Carson City Parks, Recreation, & Open Space Department



Source: BING Maps Imagery

Location and Access

Moffat Open Space is located east of Fairview Drive with access and parking provided on Lepire Drive to the north and on Hells Bells Road to the south. Paved pathways provide non-motorized access from all directions.

The property is bordered to the west by a small vacant parcel extending along Fairview Drive owned by the State of Nevada; to the north by one developed and two vacant industrial parcels, Lepire Drive, and one residential parcel; to the east by the Mexican Ditch; and to the south by a vacant residential parcel and Hells Bells Road.

Characteristics

Historic / Cultural

Various construction projects on the property have required consultation with the Nevada State Historic Preservation Office as well as an on-site archaeological monitor. Except for the Mexican Ditch, no historic or cultural resources are known or apparent.

Landscape

Despite its small size and relatively minor elevation difference, Moffat Open Space contains a diverse landscape and plant composition. Lower Kings Canyon Creek (also known as Eagle Valley Creek), is located at 4,600' and flows west to east through the property. This creek carries the combined flow for all drainages on the west side of Carson City. This lower area around the creek and other ditches is considered a floodway and floodplain and encompasses approximately 45% of the property. Lower Kings Canyon Creek is a fairly narrow channel with a small population of rushes, sedges, and cattails. The creek bank is bordered primarily by perennial grass. Coyote willow is most prevalent along the Mexican Ditch, which defines the eastern boundary.

The property's highest point at 4,680' provides a view of the agricultural lands and the Carson River valley to the east and a view of Carson City and the Carson Range to the west. The rocky outcrops and massive boulders add contrast to the topographic profile. The uplands are shrub-dominated with sagebrush, ephedra, rabbitbrush, horsebrush and others with sparse occurrences of native grasses including Basin wildrye.

A two-acre fire burned on the east / southeast aspect in September 2006. Some of the burn area was impacted and re-graded for construction of the paved path in 2011. Except for minimal resprouting of ephedra, natural revegetation has been unsuccessful. After construction of the path, hydroseeding was applied to the slopes and staging area. The reseeding was also unsuccessful.

Existing Facilities

Parking

Two gravel parking areas are available: one on Lepire Drive for approximately 5-6 vehicles and another on Hells Bells Road for approximately 12 vehicles.

Signs

Moffat Open Space contains nearly every classification of signage:

- Identification
 - > Two 5' long x 3' tall concrete entrance / monument signs, one located at each parking area.
- Information
 - > Dedication / Memorial: In exchange for a reduced purchase price, Carson City agreed to a plaque commemorating the memory of the Moffat family. The bronze plaque is located on a boulder at the summit.
 - > Interpretive: In September 2009, two girl scouts with Troop 475 developed an interpretive trail to the summit. One large granite plaque explained the views from four small numbered plaques along the trail. Since then, the Open Space Division reproduced and replaced the original signs which were destroyed by vandalism. A brochure was also developed.
- Directional
 - > One Riverview Park / Mexican Ditch Trail System map.
 - > Several trail directional signs.
- Regulatory / Warning
 - > There are two "Road Closed" signs, one on each gate to the north and south of Lower Kings Canyon Creek. In the event of high water flows and flooding, the gates should be closed.
 - > Several traffic signs at the trail junctions and road intersections.

Trails

A 0.4 mile paved path network connects the Linear Park Trail / Route 6 and Mexican Ditch Trail. The paving improvements started around 2002 and have been achieved through several projects. The first section traverses the property from Fairview Drive to Hells Bells Road and was built to provide a paved, off-street travel route for school children. In 2008, and as a component of a larger paving project funded by Question 1 and the Recreational Trails Program, approximately 200' was added near the eastern end to connect towards the north and Lower Kings Canyon Creek and to the southeast towards the Mexican Ditch Trail. In 2011, a grant through the Safe Routes to School Program funded a 1,000' section to Lepire Drive. Also in 2011, a new water transmission main was installed along the southern boundary and most of the original path was reconstructed.

Approximately 800’ of unpaved trails exist on the property, including a trail constructed in 2002 around the summit and to the shade structure as well as several social trails.



Photo 21. Concrete entrance / monument sign located near Lepire Drive.



Photo 22. Dedication / memorial plaque located at the summit.

Other

One iconic feature of the Moffat Open Space is the sundial shade structure, installed in 2002. This feature was also a condition of the purchase agreement with Mr. Moffat. In 2003, the Carson City Parks, Recreation and Open Space Department received the Elmer H. Anderson Parks Excellence Award, Special Feature Category from the Nevada Recreation and Park Society. This award recognizes outstanding efforts in the field of park planning, design and development in the State of Nevada.

The U.S. Geological Survey has a water monitoring station near the creek, referred to as the Eagle Valley Creek station.

To assist in maintenance efforts, trash cans are available.

Master Plan References

Unified Pathways Master Plan

As identified in the Unified Pathways Master Plan, all path improvements have been completed.

Funding and Other Requirements or Restrictions

- 1) The Moffat Open Space was purchased solely by the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:
This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the CCMC Section 13.06.

- 2) Path improvements were partially funded by Question 1. The Funding Agreement for the Linear Park Bicycle / Hiking Trail, CA-RT-07040 includes the following wording:

Page 8. Special Conditions.

2. The project shall be operated and maintained by the grantee for at least 20 (twenty) years after project completion.

- 3) Path improvements were partially funded by the Recreational Trails Program. The Project Agreement for the Linear Park Bicycle / Hiking Trail Project (Phase IV) - Trail Connectivity, Project Number FY 2007-21 includes the following wording:

The Project Sponsor hereby promises, in consideration of the promises made by the State of Nevada herein, to execute the project described above in accordance with the terms of this agreement and as described in the Nevada Recreational Trails Program Grants Manual.

Nevada Recreational Trails Program Grants Manual.

Page 6. Long-Term Project Management Commitment. Project sponsors are responsible to determine who will perform long-term maintenance on the trail project. A letter signed by the party responsible for long-term maintenance must be submitted with the project application.

- 4) Path improvements were partially funded by the Safe Routes to School Program. The Cooperative (Local Public Agency) Agreement for the Moffat Open Space Connection Project, Highway Agreement P201-10-063 with the Department of Transportation includes the following wording:

Page 4. The City agrees

16. To accept maintenance responsibilities including utility costs for the shared-use path improvements constructed as part of the project, upon completion and the department's final written acceptance of the project.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Moffat Open Space:

- ✓ A revegetation treatment should be applied to the previously disturbed areas. A native seed mix containing perennial grass, forbs, and shrubs should be applied during the winter months, ideally November 1st – January 31st.
- ✓ Consider an evaluation of Lower Kings Canyon Creek and the adjacent drainages regarding improvements to stormwater management and restoration of riparian areas.
- ✓ Connect the Mexican Ditch Trail from Moffat Open Space to the Empire Ranch Trail.

3.1.5 Morgan Mill Preserve Open Space

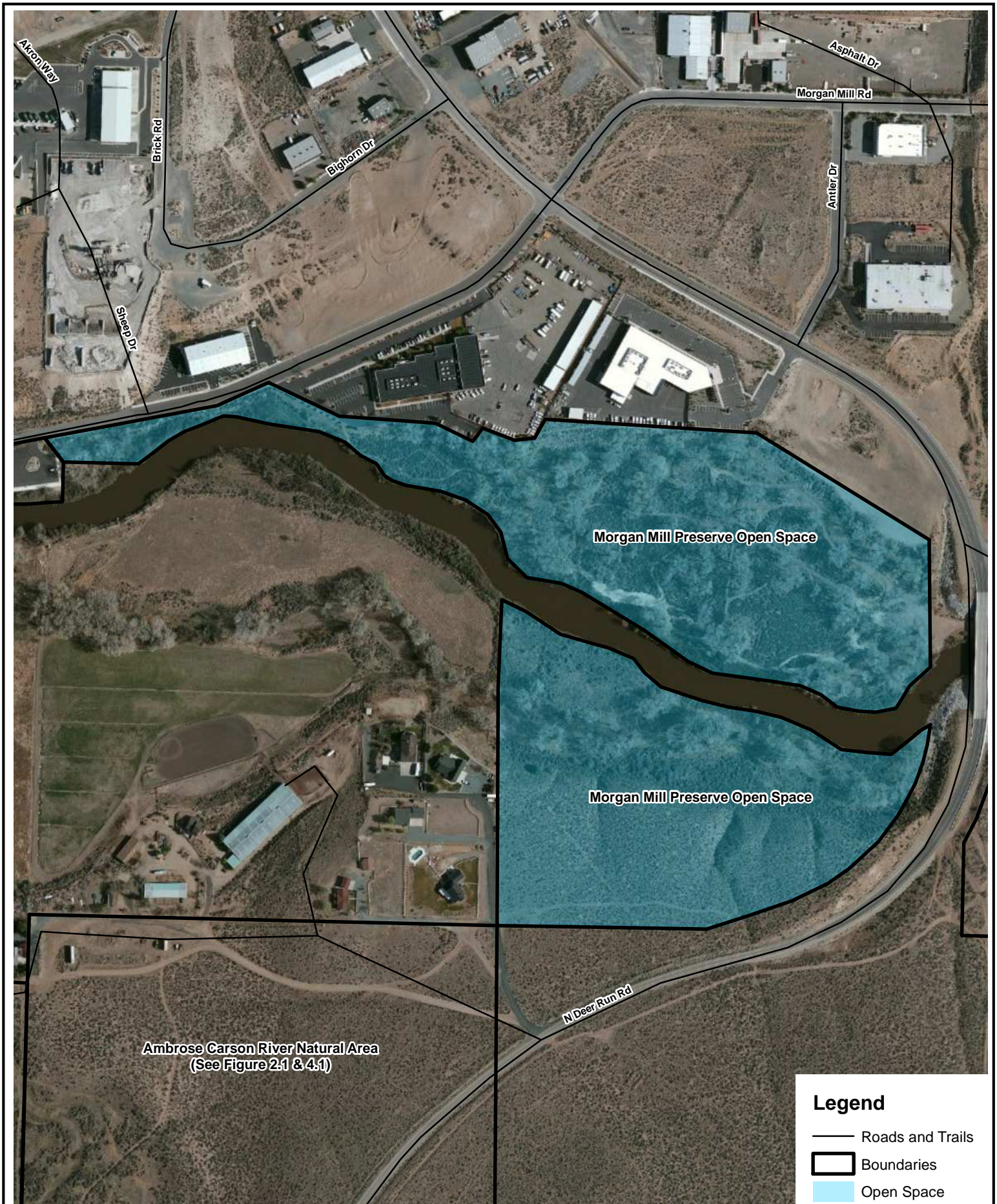


Photo 23. Morgan Mill Preserve Open Space

Acres: 32 acres
Location: No address. Located along the west side of the Deer Run Road Bridge.
Purchase Date: January 2011
Purchased From: John C. Serpa / Sierra Clouds LLC
Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
2) Nevada Conservation and Resource Protection Grant Program / Question 1

The Morgan Mill Preserve Open Space was acquired as part of a larger acquisition from Mr. John C. Serpa / Sierra Clouds LLC. A different official name was recommended due to its geographic separation from the other parcels on the east side of Deer Run Road and its different topographic and biological characteristics.

Morgan Mill Preserve Open Space consists of two parcels – one on each side of the river (Figure 3.4). The parcel to the north is more accessible and therefore, more commonly used by the public. In recent years, Silver State Charter School has adopted the site for environmental education with the high school students. Additionally, the NDEP has added the site to its list of water quality monitoring stations for Snapshot Day in the Carson River Watershed.



Ambrose Carson River Natural Area
(See Figure 2.1 & 4.1)

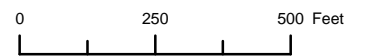
Legend

- Roads and Trails
- Boundaries
- Open Space

Date: 7/29/2014



Figure 3.4
Morgan Mill Preserve Open Space
Carson City Parks & Recreation



Source: BING Maps Imagery

Location and Access

Morgan Mill Preserve Open Space is located on the east side of Carson City, along the Carson River. The property is bordered to the east by Deer Run Road; to the north by federal offices (Bureau of Land Management, Bureau of Reclamation, and U.S. Geological Survey) and vacant industrial parcels; to the west by the Carson City Morgan Mill Road River Access Area; and to the south by public lands administered by the BLM.

From the Deer Run Road Bridge, Morgan Mill Preserve Open Space can be seen on the northwest and southwest corners. The large cottonwood grove on the northwest corner is the most accessible and popular area. To access this parcel, visitors can park at the Carson City Morgan Mill Road River Access Area and hike for ¼ mile towards the east on a new single-track trail leading through the willows to the cottonwood grove. Alternatively, visitors may park in the vacant parcels on Deer Run Road and hike down the service road. Numerous unmarked trails (old roads) traverse the parcel.

The parcel located on the southwest corner of the bridge currently does not offer road or trail access. Neither parcel is open to vehicular access by the public.

Characteristics

Historic / Cultural

Beginning just upriver, this section of the Carson River played a very prominent role during the mining days of the Comstock Era. After ore was mined in Virginia City, it was transferred to any of the great number of stamp mills located along the river. The Carson River provided a water source which was necessary in the ore extraction process. The north parcel is within the vicinity of the historic Morgan Mill, but no artifacts seem to remain.

The Morgan Mill, afterwards known as the Yellow Jacket, on the Carson River, at Empire City, was built as a custom-mill, with 20 stamps, by James Morgan in 1864. It was sold to the Yellow Jacket Mining Company in 1865, and enlarged to 40 stamps, 20 of which weighed 1050 pounds each. In 1871, it passed into the hands of the Nevada Mill Company who worked ores for this company until 1875, when it was purchased by the Pacific Mill Company. (Amalgamation at the Comstock Lode, Nevada. 1890)

As a consequence of the ore extraction process and widespread occurrence of mercury, the U.S. EPA declared much of this area as a federally listed Superfund site in August 1990. Referred to as the Carson River Mercury Superfund Site, the primary concerns reside in contaminated soils and waterways at or near former mill sites. Along the Carson River, the site extends from the Empire Ranch Golf Course in Carson City and continues downstream for 50 miles to the Lahontan Valley. This particular site has not been tested by the Carson City Parks, Recreation and Open Space Department for arsenic, lead, and mercury contaminants.

Photo courtesy of the Western Nevada Historical Photo Collection, <http://wnhpc.com>

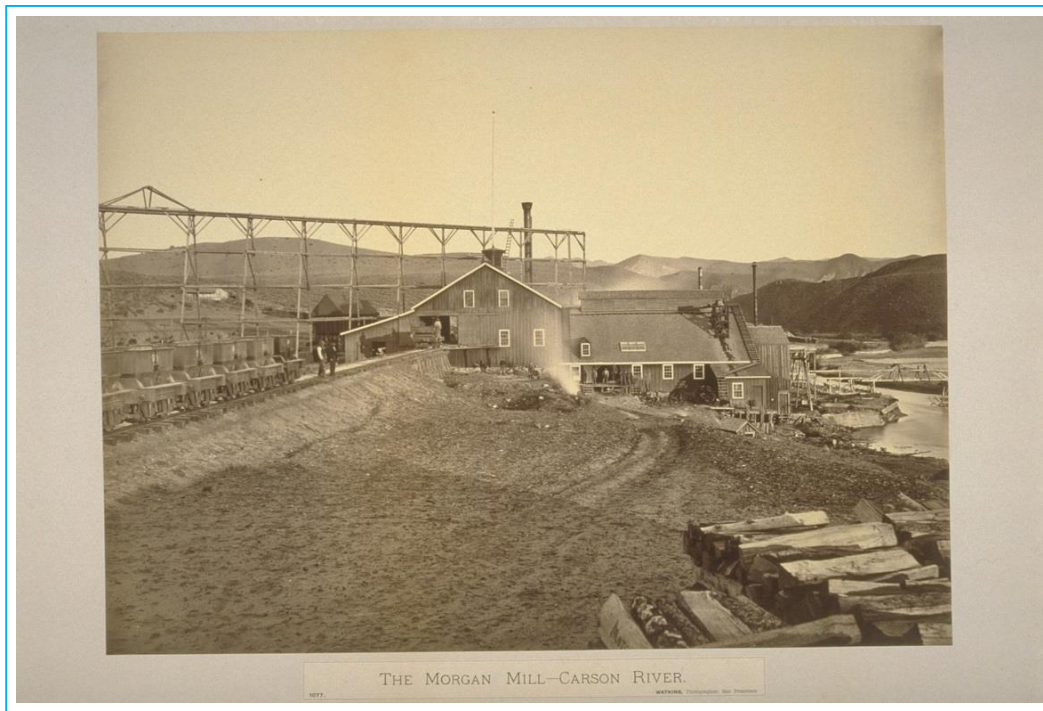


Photo 24. Historic Morgan Mill / Yellow Jacket Mill.

Landscape

Located on the north and south sides of the Carson River, both parcels lie within the floodway and the floodplain. The northern parcel is fairly level. The southern parcel contains a slope and an upper bench above the floodplain. There is not much variation in the elevation profile, generally ranging from 4,600' to 4,640'.

Riparian species are the dominant vegetation type. Mature cottonwoods are common throughout the parcels whereas coyote willow is common along the river's edge and wood's rose is found in a few pockets. Sagebrush is located in the upper, drier areas.

Existing Facilities

Several trails traverse the cottonwood understory and are primarily used for hiking. The U.S. Geological Survey has a water monitoring station near the Carson River, referred to as the Deer Run Road station.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- Aquatic Trail Class III

- An off-street / paved / multiuse pathway is proposed along the north side of the river. With that said, it is likely that any new trails or pathways within the Carson River area for the foreseeable future will be unpaved, thereby providing a consistent surface throughout the Carson River Trail System.



Photo 25. Riparian area and trails in the Morgan Mill Preserve Open Space

Funding and Other Requirements or Restrictions

- 1) The Morgan Mill Preserve Open Space was purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the CCMC Section 13.06.

- 2) Acquired as part of a larger acquisition from Mr. John C. Serpa / Sierra Clouds LLC in January 2011, the acquisition was accomplished in partnership with Nevada Land Trust (formerly Nevada Land Conservancy) and partially funded by the Nevada Conservation and Resource Protection Grant Program / Question 1. The grant award and funding agreement identifies the use and occupancy of the land as follows:

Nonrevocable Agreement to Restrict Property

Page 1. WHEREAS, This Agreement is given to insure that the Property is maintained and used in a manner consistent with the regulations (NAC Section 321) adopted by the State for the Conservation and Resource Protection Grant Program, hereinafter referred to as "Question 1 Program."

Page 2. Authorized Uses. Pursuant to this Nonrevocable Agreement to Restrict Property, Grantee agrees that the Property will be used only for open space purposes that are

consistent with the objectives for which the Property is acquired and the local jurisdictions' adopted open space plan. The Grantee further agrees that the property will be used for ranching and purposes that are consistent with the protection or enhancement of wildlife habitat, protection of sensitive or unique vegetation, protection of historic or cultural resources, protection of riparian corridors, floodplains, or wetlands, and/or to protect or preserve the benefits of the Property or natural resources within the State for the public.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Morgan Mill Preserve Open Space property:

- ✓ Inventory and evaluate old roads for non-motorized trail use. Rehabilitate as necessary.
- ✓ Develop interpretive signage with a nature emphasis to inform and educate visitors regarding potential wildlife observations. Interpretive signage, at the entrance or on a trail loop, should also include a narrative and photos of the historic Morgan Mill / Yellow Jacket Mill.
- ✓ Consider floodplain restoration.
- ✓ Continue to partner with Silver State Charter School to use the area as an outdoor classroom.
- ✓ Install barriers to prohibit motorized activity.

3.1.6 Open Space Property, unnamed (Andersen Ranch & Jarrard Ranch acquisitions)



Photo 26. Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch)

Acres: 454.8 acres
 Location: 4900 Carson River Road. Located between Riverview Park to the north and Silver Saddle Ranch to the south.
 Purchase Date: August 2007
 Purchased From: Andersen Trust
 Purchased Acres: 86 acres
 Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
 2) Nevada Conservation and Resource Protection Grant Program / Question 1
 Purchase Date: May 2010
 Purchased From: James Jarrard, Trustee of the Jimmie Pete Jarrard Children’s Trust and Trustee of the Kae Jarrard Trust
 Purchased Acres: 368.8 acres
 Funding Source: 1) Carson City Open Space, Quality of Life Sales and Use Tax Funds
 2) Nevada Conservation and Resource Protection Grant Program / Question 1

Commonly referred to as “Buzzy’s Ranch” or the “Andersen Ranch,” the property was acquired by Carson City through two transactions. The first purchase, completed in 2007, included 86 acres along the west side. The second purchase was in 2010, included 368.78 acres, and lies adjacent to the Carson River. The property consists of flood-irrigated pasture and wetlands, and is currently used for grazing by cattle and horses (Figure 3.5).

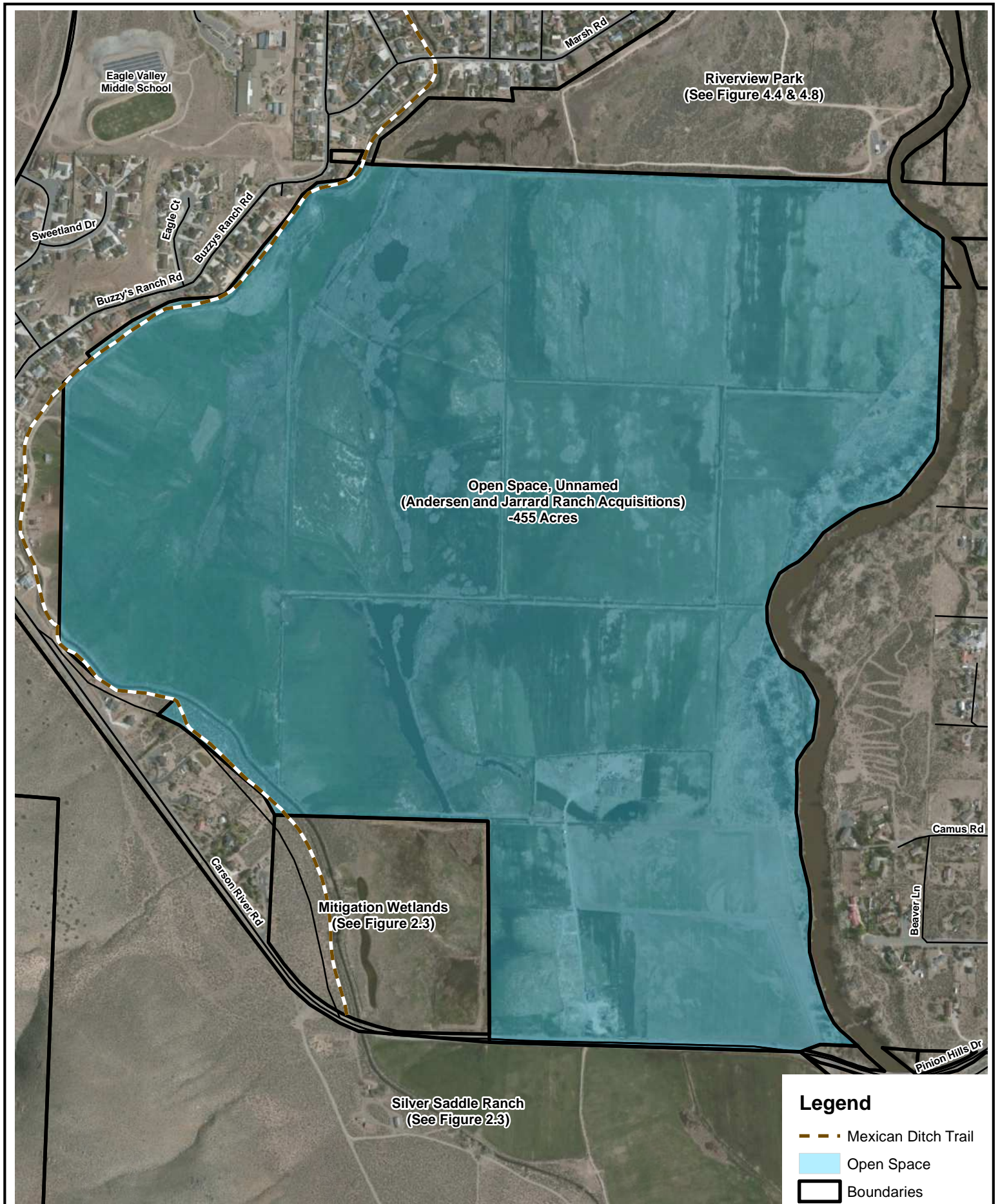


Figure 3.5
Open Space, Unnamed
(Andersen and Jarrard Ranch Acquisitions)
 Carson City Parks, Recreation, & Open Space Department

The purchase of these properties met two of the three categories under priority areas for open space protection: agricultural land and the Carson River area. Water rights, however, were not purchased with the land acquisitions and will present a challenge to keep the fields “green” as expressed by the Open Space Advisory Committee and the Board of Supervisors. While the use of reclaimed water may be one option, there are a few considerations. In 2007, Walker and Associates provided comments regarding the use of reclaimed water and the potential impacts of increased nutrients. Carson City’s reclaimed water currently has nitrogen levels higher than drinking water standards. Therefore, the NDEP would require an effluent management plan including preventing effluent water from entering the Carson River. It is also worth noting that other land management agencies have spent a significant amount of money to reclaim fallow agricultural land, such as Dorostkar Park in Reno and the Rosaschi Ranch near Bridgeport, and without much success.

In the near future, Ducks Unlimited will be planning and constructing a wetlands enhancement project on the property. This is one of several projects throughout the watershed funded with a grant through the North American Wetlands Conservation Act.

Location and Access

The property is situated along the west side of the Carson River and east of the Mexican Ditch between Riverview Park and Silver Saddle Ranch. The property is bordered to the south by Carson River Road, private property and the Mexican Ditch to the west, Riverview Park to the north, and the Carson River and private property to the east. The northeast portion of the property abuts private land, and is not bordered by the Carson River. The southwest portion of the land abuts the Silver Saddle Ranch mitigation wetlands

While the primary access is from an unnamed dirt road leading due north approximately 1/3 mile west of Lloyds Bridge on Carson River Road, the property is not open to the public. Under the terms of the Purchase and Sale Agreement, the sellers retained full access to the property for ranching operations as long as they hold water rights and up to four years beyond the sale of water rights. The Purchase and Sale Agreement from James Jarrard, however, provided a 10-foot wide section of the property adjacent to the Carson River for the development of a hiking trail.

Characteristics

Historic / Cultural

At the time of acquisition, there was a house, several barns and other structures near the main entrance on Carson River Road. Most of the structures were determined to be no longer functional and were removed. Prior to removal, the structures were documented in a Historic Determination of Property prepared in 2011 by J.P. Copoulos. One stable with corrugated metal siding and one stone shed made of quarried stone masonry and river rock remain.

Landscape

The property is located within the Carson River corridor, running adjacent to the Carson River and consisting of pastures, wetlands, riverfront and viewsapes. The majority of the property lies within the Carson River floodway and the 100-year floodplain; however, the western portion is outside of the floodplain.

Approximately 600 feet of the river bank has migrated to the west by 118 feet. The barbed-wire fence in this area has been relocated to the west. Michael Andersen, previous owner and current ranch manager, indicated that the Carson River floods from the west to the east meaning that the western area near the Mexican Ditch is essentially lower in elevation than the area to the east. Therefore, the river may continue to erode to the west. While erosion is a natural river function, vegetation alteration and management associated with ranching may exacerbate or hinder the meander advancement.

The property does not have water rights. The previous owners reserved the right to work the ranch using the reserved water rights from the Mexican Ditch. The value of the water rights was substantially more than the purchase price of the land.

Existing Facilities

In addition to the stable and stone shed identified above, there is a ¼ mile dirt road to the north leading to a large corral and the center of the ranching operation. Ranch-related equipment and infrastructure include: corrals, gates, cattle chute(s), irrigation ditches and headgates, tractors, and miles of fencing. Utility easements cross the property.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- An off-street / paved / multiuse pathway is proposed along the west (the Mexican Ditch Trail), north and eastern sides of the property. A bridge is proposed at the northeastern corner of the property to cross over an irrigation return channel and connect with Riverview Park. With that said, it is likely that any new trails or pathways within the Carson River area for the foreseeable future will be unpaved, thereby providing a consistent trail surface throughout the Carson River Trail System.

Funding and Other Requirements or Restrictions

Both properties were purchased with the same funding sources: Carson City Open Space, Quality of Life Sales and Use Tax Funds and Nevada Conservation and Resource Protection Grant Program / Question 1. The Purchase and Sale Agreements had slightly different language.

- 1) The properties were purchased with partial funding from the Carson City Open Space, Quality of Life Sales and Use Tax Funds. The Grant, Bargain, Sale Deed identifies the following:

This land was purchased with Quality of Life Sales and Use Tax Funds and is subject to the provisions of the CCMC Section 13.06.

- 2) The properties were purchased with partial funding from partially funded by the Nevada Conservation and Resource Protection Grant Program / Question 1. The grant award and funding agreement identifies the use and occupancy of the land as follows:

Should the State determine that subsequent to any transfer of water rights from the property(ies) that the Grantee is unable to secure and deliver effluent waters necessary to maintain irrigated and riparian land upon the properties subject to this agreement, then the Grantee shall return the State’s grant funding plus interest.

- 3) The Purchase and Sale Agreement for the Jarrard Ranch (April 20, 2010) identifies, among other items, the following:

9. Reservation of use of Property: Seller retains the right to use of the property for grazing livestock, ranching and other agricultural purposes on the following terms and conditions:

- a. *Seller or its designee(s) shall have the right to irrigate the Property according to seller’s historical practices so long as water is available*
- b. *Seller or its designee(s) shall maintain the headgates, diversion works, and ditches as seller deems necessary in seller’s sole discretion.*
- i. *The Seller shall not engage in any activity pursuant to the seller’s rights under this section which will interfere with or materially impair:.....*
 1. *The Use of the property by members of the public for the purpose of*
 - c. *Hiking walking or otherwise using a ten (10) foot wide section of the Property running adjacent to the Carson River for the entire course of the eastern boundary of the Property, so long as buyer installs and maintains exclusionary fencing along the entire western boundary of said section....*

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Unnamed Open Space property:

- ✓ Adopt an official name for the property.
- ✓ Secure water rights that are tied to the land as funding is available.
- ✓ Evaluate trail connection opportunities, particularly along the eastern boundary, as identified in the Purchase and Sale Agreement and the UPMP.
- ✓ Stabilize the river bank as appropriate.
- ✓ Similar to Silver Saddle Ranch, a Conservation Plan by NRCS should be developed, providing technical information such as land use maps, soils information, resource inventory, and engineering notes as well as practical information such as forage resources, grazing management, monitoring, and recommendations.
- ✓ If the opportunity is available, consider purchasing the property owned by Mr. Jarrard on the east side of the river.
- ✓ In coordination with Ducks Unlimited, develop and maintain a wetland area.

3.1.7 Open Space Property, unnamed (Vidler Water Company donated property)



Photo 27. Open Space Property, unnamed (Vidler Water Company donated property)

Acres:	39.0 acres
Location:	No address. Located between the Empire Ranch Trail to the north and Riverview Park to the south.
Purchase Date:	November 2010
Purchased From:	Vidler Water Company, Inc.
Funding Source:	Not applicable. The land was donated.

“Out of love and affection for [Carson City],” Vidler Water Company donated the property to the Open Space Division in November 2010. Water rights for the property were reserved by Vidler Water Company and are not owned by Carson City.

Prior to the donation, Vidler Water Company generously constructed a ½-mile trail along the east edge of the property. They also installed a barbed-wire fence to provide a separation between the ranching operation and recreational users. Under Carson City ownership, limited grazing has continued. The rancher has accessed the property via the cul-de-sac and residential lots on Hells Bells Road. After the residential lots are developed, the only access will be through the parks and trails. At some point, grazing may be discontinued.

Location and Access

The property is located between the Empire Ranch Trail on the north and Riverview Park to the south (Figure 3.6). It is currently accessed via a 10' wide unpaved trail from Riverview Park. In the near future, after bridge construction across Lower Kings Canyon Creek (a.k.a. Eagle Valley Creek), the property will also be accessed from the Empire Ranch Trail.

Characteristics

Historic / Cultural

The Eagle Creek Bridge and Trail Project required a cultural resources survey and consultation with the Nevada State Historic Preservation Office. A consultant searched records with the Nevada Cultural Resources Inventory System, the State Historic Preservation Office, and the National Register List for relevant inventories within 0.5 miles (800 meters) of the proposed Eagle Creek Trail segment. Historic GLO plat maps (1862), historic topographic maps (1893), 1872 V&T Railroad Maps, and a 1937 Carson City Base Map were also consulted and field survey was conducted. No sites were identified within and around the project location.

Landscape

The property hosts a broad variety of open water, upland, wetland, and riparian vegetation including coyote willow, cottonwood, rushes and sedges, sagebrush, rabbitbrush, shadscale, and wild iris. The parcel includes approximately 450 feet along the river. The entire property lies within the Carson River floodway and the 100-year floodplain.

Existing Facilities

The property hosts a series of water ditches and small ponds fed by water from tail water of upgradient flood irrigation. There is about ½ mile of a 10 to 12'-wide unpaved trail along the eastern portion of the property.

Master Plan References

Unified Pathways Master Plan

The following facilities and trails are identified in the Unified Pathways Master Plan:

- An off-street/paved/multiuse pathway is identified along the eastern side of the property. A bridge is identified at the northern end of the property to cross over the creek and connect with the Empire Ranch Trail. The bridge installation was completed at the end of 2015.

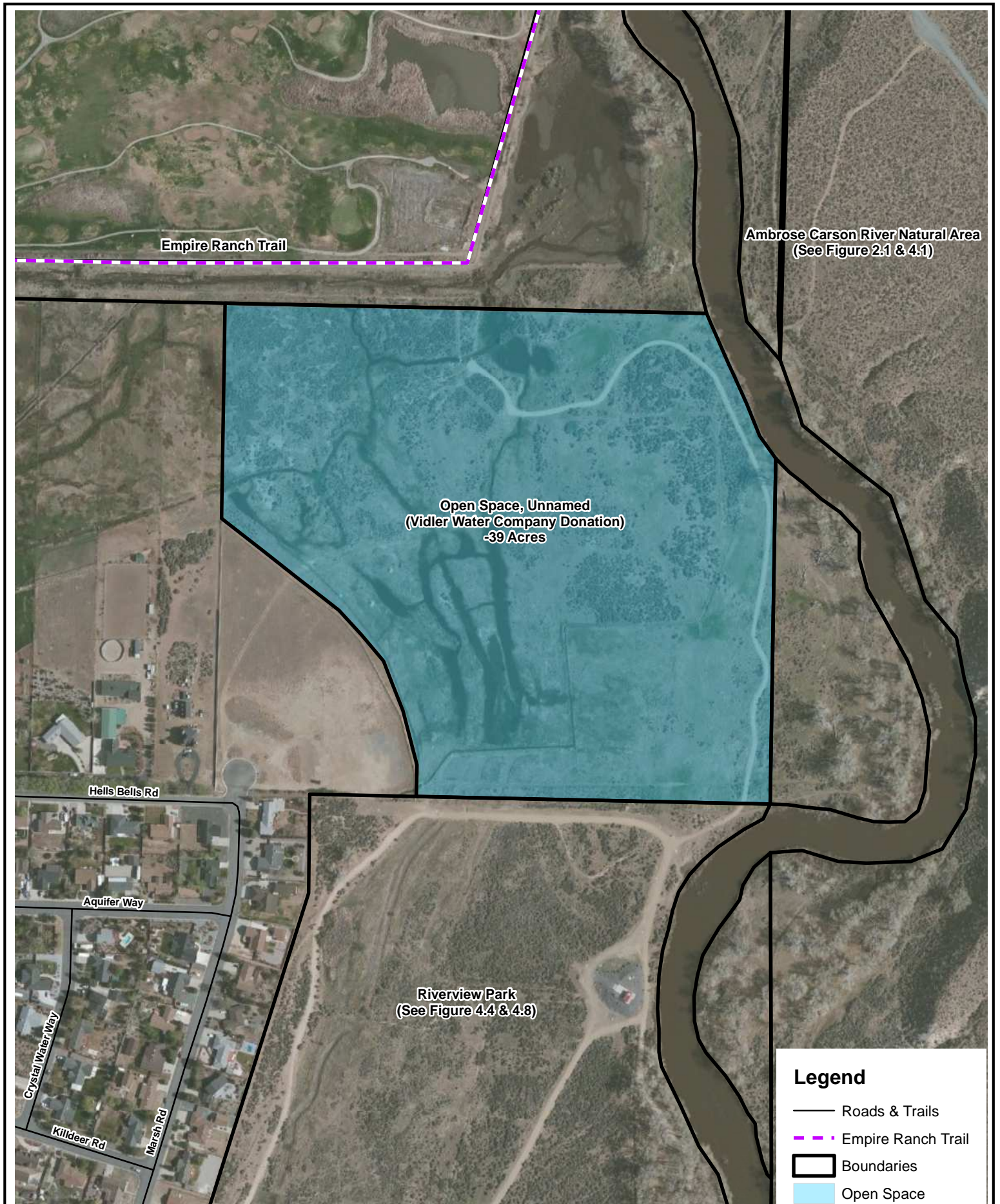


Figure 3.6
Open Space, Unnamed
(Vidler Water Company donation)

Carson City Parks, Recreation, & Open Space Department

Date: 7/29/2014



Legend

- Roads & Trails
- - - Empire Ranch Trail
- Boundaries
- Open Space



Source: BING Maps Imagery

Funding and Other Requirements or Restrictions

The land was donated by Vidler Water Company to Carson City and is subject to the provisions of the CCMC Section 13.06.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Unnamed Open Space property:

- ✓ Adopt an official name for the property.
- ✓ While not identified in the UPMP, a second trail along the western side of the property could add a loop option and be complementary to the Carson River Trail System.

3.2 Facilities

The facilities available at each of the Open Space properties are summarized in Table 8.

Table 8. Open Space – Facilities

Property Name	Number of Trail Access Areas or Trailheads ^{1/}	Miles of Non-Motorized Trails ^{2/}	Miles of Motorized Trails ^{2/}	Number of Parking Spaces	Number of Picnic Facilities ^{3/}	Number of Restrooms	Comments
Carson River Canyon Open Space	2	0	Motorized use is allowed only on the existing roads: <ul style="list-style-type: none"> ▪ North side of the river: 3 miles on the road, subject to closure with the V&T Railway Reconstruction Project ▪ South side of the river: 1.2 miles on the road 	Undesignated	0	0	
Golden Eagle Open Space	2	0	0.15	Very limited	0	0	
Mexican Dam Open Space	2	0.6	0.4 miles; subject to closure due to Open Space Division restrictions	Needs assessment	0	0	
Moffat Open Space	3	<ul style="list-style-type: none"> ▪ Unpaved: 0.15 ▪ Paved: 0.4 	0	<ul style="list-style-type: none"> ▪ North lot: 5-6 cars ▪ South lot: 12 	0	0	<ul style="list-style-type: none"> ▪ Paved pathways ▪ interpretive signs ▪ trail signs
Morgan Mill Preserve Open Space	2	Needs assessment	0	0	0	0	Parking, picnic and restroom facilities are available at the Morgan Mill Road River Access Area
Open Space Property, unnamed (Andersen Ranch and	0	0	0	0	0	0	Not open to the public

Property Name	Number of Trail Access Areas or Trailheads ^{1/}	Miles of Non-Motorized Trails ^{2/}	Miles of Motorized Trails ^{2/}	Number of Parking Spaces	Number of Picnic Facilities ^{3/}	Number of Restrooms	Comments
Jarrard Ranch acquisitions)							
Open Space Property, unnamed (Vidler Water Company donation)	2	0.5	0	0	0	0	Access is through the Empire Ranch Trail or Riverview Park

^{1/} Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.

^{2/} Approximate miles

^{3/} Only those areas with existing picnic facilities were noted in this table.

3.3 Public Day Use and Events

Carson City Municipal Code 13.06.100 (Open Space – Preservation of Land)

Open space land will generally be open for passive recreation improvements developed where appropriate and environmentally compatible. Examples of compatible passive recreation include hiking, bicycling, equestrian trail uses, nature study, interpretive facilities, wildlife habitat, fishing and photography, or similar compatible uses. Development of traditional, active recreational facilities, such as athletic fields, swimming pools, and tennis courts are precluded.

Carson City Municipal Code 13.06.140 (Open Space – Maintenance and Management)

It may be necessary to close an open space property temporarily or seasonally, to protect a natural resource, or to make the property safe for public enjoyment.

Public day use and events will follow similar policies to those throughout Carson City. The hours of operations are dawn to dusk and the season of use is year-round. The most common day use activities on open space properties are walking, dog-walking, horseback riding, and trail running.

Requests for group activities and events are reviewed on an individual basis. Each request is evaluated according to the type of activity or event, size, and duration. The size of each activity or event may be based on available facilities such as parking and restrooms as well as the potential for busing and staging at adjacent areas. Portable toilets can be reserved for larger events. The frequency of events is dependent on funding and staffing levels. For example, there may be fewer events from November 1 to April 15 – the approximate dates for seasonal employees.

Due to the undeveloped nature and lack of facilities on open space properties, it is anticipated there will be very few events planned on these lands.

Table 9 is a summary of Public Day Use and Events on Open Space properties.

Table 9. Open Space – Public Day Use and Events

Open Space	Uses
Carson River Canyon Open Space	Boating, equestrian, fishing, hiking, mountain biking, trail running
Golden Eagle Open Space	Equestrian, fishing, hiking, mountain biking, OHV, trail running, wildlife observation
Mexican Dam Open Space	Equestrian, fishing, hiking, mountain biking, trail running, wildlife observation
Moffat Open Space	Bicycling, equestrian, hiking, trail running
Morgan Mill Preserve Open Space	Boating, environmental education, equestrian, fishing, hiking, mountain biking, trail running, wildlife observation
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	Private ranching operations; Not open to the public
Open Space Property, unnamed (Vidler Water Company donation)	Equestrian, hiking, mountain biking, trail running

3.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Open Space properties.

Table 10. Open Space – Action Summary

Open Space	Recommended Action Items
Carson River Canyon Open Space	<ul style="list-style-type: none"> ▪ Due to its size, past uses, and future reconstruction of the V&T Railway, the Carson River Canyon Open Space should be evaluated in a more detailed planning and management effort. ▪ Develop a trail, trailhead and access plan for the Carson River Canyon Open Space. ▪ Two public crossings have been approved along the future V&T Railway. Improve designated locations and develop trails for access and passive recreation uses. ▪ Determine ownership and possible replacement of the old Brunswick Canyon Bridge. ▪ In order to continue access into the Carson River Canyon and to the Carson River Aquatic Trail, consider purchase of the private property located northeast of the Carson River Canyon Open Space adjacent to Lyon County (see Figure 1.1. Consider a coordinated effort and partnership for acquisition by the BLM.

Open Space	Recommended Action Items
Golden Eagle Open Space	<ul style="list-style-type: none"> ▪ Improve parking on Golden Eagle Lane. ▪ Install a destination marker (i.e. bench, small shade shelter, and/or interpretive sign) at the scenic lookout point. ▪ Close the single-track trails from Golden Eagle Lane – due to steep slopes and erodible soils impacting the road and the Carson River. Realign or construct a new sustainable single-track trail for non-motorized users to the scenic lookout point. ▪ Keep and maintain the north-south two-track trail for motorized access and connectivity. ▪ Consider environmental education opportunities to discuss golden eagles and other wildlife in the area ▪ Due to an agreement recorded in 1985, the Open Space Program should financially contribute towards maintenance of the road starting from this property and ending at northeast end of Golden Eagle Lane.
Mexican Dam Open Space	<ul style="list-style-type: none"> ▪ Consider the addition of site amenities such as benches, small picnic pavilion, picnic tables, etc. ▪ If public access is granted along the adjacent section of Golden Eagle Lane, consider the development of a small, designated parking area for 5-10 cars. For safety and security, the parking area should be located near or within sight distance of the entrance. ▪ Improve trail conditions and connectivity for non-motorized users to Silver Saddle Ranch. ▪ Research and possibly develop a portage around the Mexican Dam for boating recreationists. ▪ Survey the southern boundary to determine the correct location and/or right-of way of the existing road. ▪ Motorized use on Mexican Dam Open Space may be discontinued. The trails consist of fine sand which erodes downhill to the floodplain. Motorized use is not typically allowed on Open Space properties. ▪ Coordinate with the Mexican Dam and Ditch Company regarding dam maintenance. ▪ Consider developing river access areas including fishing opportunities. ▪ Due to an agreement recorded in 1985, the Open Space Program should financially contribute towards maintenance of the road starting from the Golden Eagle Open Space and ending at this property. ▪ Meet with the adjacent private property owners and develop a solution towards public access in exchange for certain enforcement and assistance from Carson City.
Moffat Open Space	<ul style="list-style-type: none"> ▪ A revegetation treatment should be applied to the previously disturbed areas. A native seed mix containing perennial grass, forbs, and shrubs should be applied during the winter months, ideally November 1st – January 31st. ▪ Consider an evaluation of Lower Kings Canyon Creek and the adjacent drainages regarding improvements to stormwater management and restoration of riparian areas. ▪ Connect the Mexican Ditch Trail from Moffat Open Space to the Empire Ranch Trail.

Open Space	Recommended Action Items
Morgan Mill Preserve Open Space	<ul style="list-style-type: none"> ▪ Inventory and evaluate old roads for non-motorized trail use. Rehabilitate as necessary. ▪ Develop interpretive signage with a nature emphasis to inform and educate visitors regarding potential wildlife observations. Interpretive signage, at the entrance or on a trail loop, should also include a narrative and photos of the historic Morgan Mill / Yellow Jacket Mill. ▪ Consider floodplain restoration. ▪ Continue to partner with Silver State Charter School to use the area as an outdoor classroom. ▪ Install barriers to prohibit motorized activity.
Open Space Property, unnamed (Andersen Ranch and Jarrard Ranch acquisitions)	<ul style="list-style-type: none"> ▪ Adopt an official name for the property. ▪ Secure water rights that are tied to the land as funding is available. ▪ Evaluate trail connection opportunities, particularly along the eastern boundary, as identified in the Purchase and Sale Agreement and the UPMP. ▪ Stabilize the river bank as appropriate. ▪ Similar to Silver Saddle Ranch, a Conservation Plan by NRCS should be developed, providing technical information such as land use maps, soils information, resource inventory, and engineering notes as well as practical information such as forage resources, grazing management, monitoring, and recommendations. ▪ If the opportunity is available, consider purchasing the property owned by Mr. Jarrard on the east side of the river. ▪ In coordination with Ducks Unlimited, develop and maintain a wetland area.
Open Space Property, unnamed (Vidler Water Company donation)	<ul style="list-style-type: none"> ▪ Adopt an official name for the property. ▪ While not identified in the UPMP, a second trail along the western side of the property could add a loop option and be complementary to the Carson River Trail System.

4.0 Parks and Trails

In size, the parks and trails within the Management Area may seem insignificant; however, their existence and role is essential for providing facilities and connectivity throughout all the properties. While parks and trails contain the fewest restrictions towards development and use, the Charrette recommended minimal impact on these sensitive lands in the floodplain and along the river corridor. Grant-funded projects may have imposed certain restrictions as well. Parks and trails are open to non-motorized recreational use.

4.1 *Property Locations, Characteristics, and Facilities*

4.1.1 **Ambrose Carson River Natural Area**



Photo 28. Ambrose Carson River Natural Area, Parks Division parcel

Acres:	27.4 acres
Date Acquired:	June 1997
Location:	Deer Run Road

In this section, the Ambrose CRNA consists of those lands acquired by Carson City in 1997 and managed by the Parks Division. The Carson City portion of the Ambrose CRNA is located directly west of the Conservation Easement and along the east bank of the Carson River (Figure 4.1). Due to its adjacent location, the Carson City portion will be managed in a similar manner to the Conservation Easement land. The parcel includes nearly one mile of river frontage and contains riparian vegetation as well as an upland sagebrush plant community.

The Carson High School Biology Class has “adopted” the site. They conduct regular environmental education sessions with elementary students, assist with wire wrapping around cottonwood trees, and maintain an interpretive trail with a trail guide and trail markers.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Ambrose CRNA property:

- ✓ Evaluate an at-grade river crossing for equestrian use.
- ✓ Install a bridge across the Carson River, as identified in the UPMP, providing a link and access to the recreational areas located on each side.
- ✓ Consider developing a trail plan for this property and reclaim unsustainable trails.

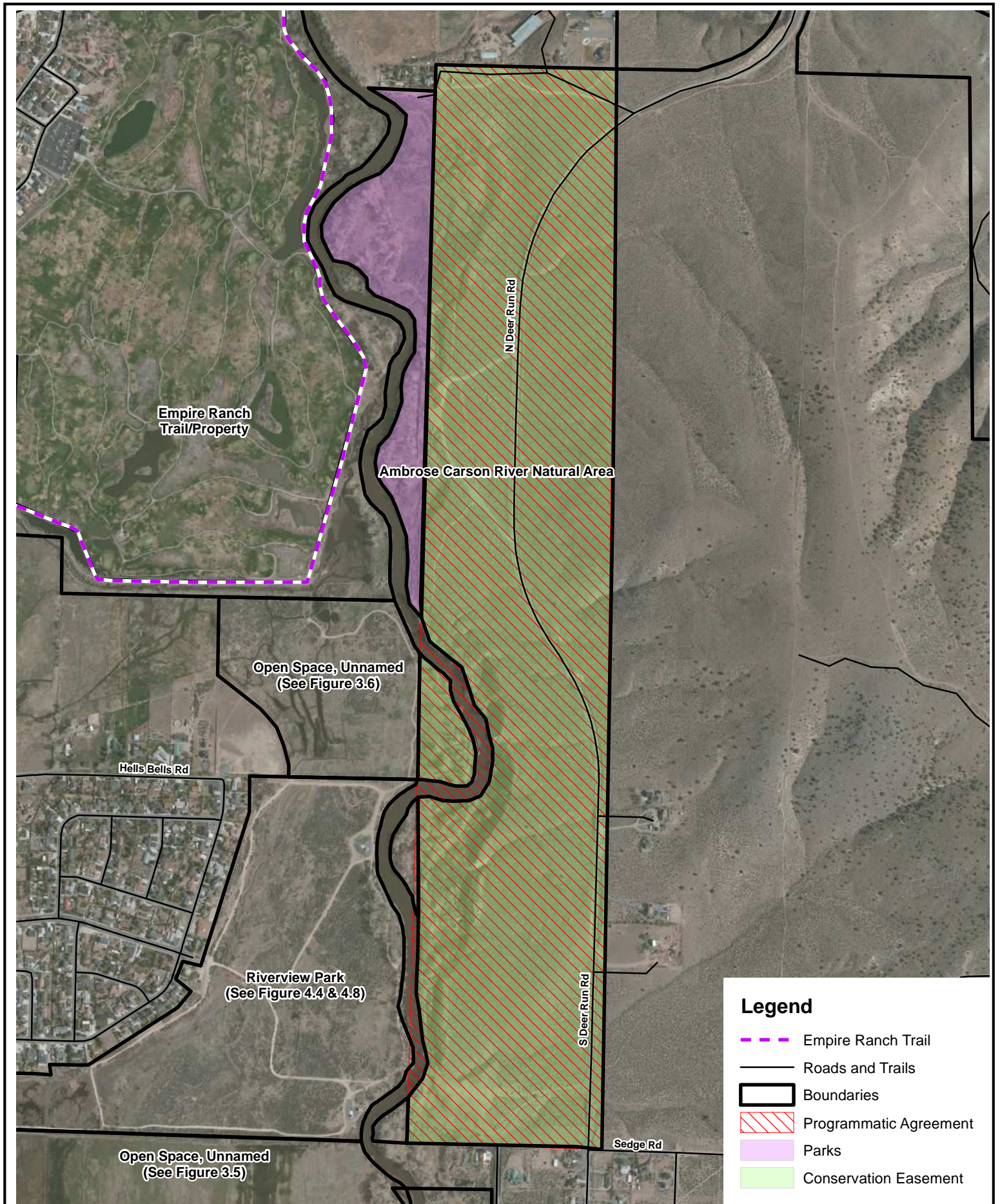


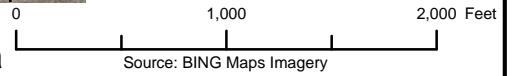
Figure 4.1

**Ambrose Carson River Natural Area
Park and Conservation Easement Lands**
Carson City Parks, Recreation, & Open Space Department

Legend

- - - Empire Ranch Trail
- Roads and Trails
- Boundaries
- Programmatic Agreement
- Parks
- Conservation Easement

Date: 7/29/2014



4.1.2 Carson River Aquatic Trail



Photo 29. Rafters entering the Carson River at the Morgan Mill Road River Access Area

Length: 10.1 miles from Sierra Vista Lane to the County boundary
Location: Access Areas:
Sierra Vista Lane – Mile 0.0;
Carson River Park – Mile 1.0;
Morgan Mill Road River Access Area – Mile 4.4;
Santa Maria Ranch (Dayton) – Mile 13.7

In March 2007, the Unified Pathways Master Plan was revised to include details on the new Carson River Aquatic Trail. The Carson River Aquatic Trail is a water-based trail following the river corridor from East Silver Saddle Ranch downstream into Lyon County. There are two distinct trail sections: the relatively easy 4.4-mile Eagle Valley Class I / II float, suitable for beginners and canoes, and the more challenging 9.3 mile Carson River Canyon Class II / III whitewater section, suitable for intermediate to advanced boaters.

The Eagle Valley section begins at either the river access area located on East Silver Saddle Ranch / Sierra Vista Lane on the east side of the river (Mile 0.0) or, more commonly, at the Carson River Park located upstream of Lloyd's Bridge (Mile 1.0). The Eagle Valley section ends and the Carson River Canyon section begins at the Morgan Mill Road River Access Area (Mile 4.4). The Carson River

Canyon Class II / III whitewater section continues 9.3 miles to the east and ends in Lyon County at the Santa Maria River Park.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Carson River Aquatic Trail:

- ✓ Maintain and update the Carson River Aquatic Trail Map.
- ✓ Increase public education and awareness for river safety and install and maintain signage.
- ✓ Consider portage development opportunities at challenging or hazardous locations (i.e. Mexican Dam, Train Wreck Rapid).

4.1.3 Carson River Park



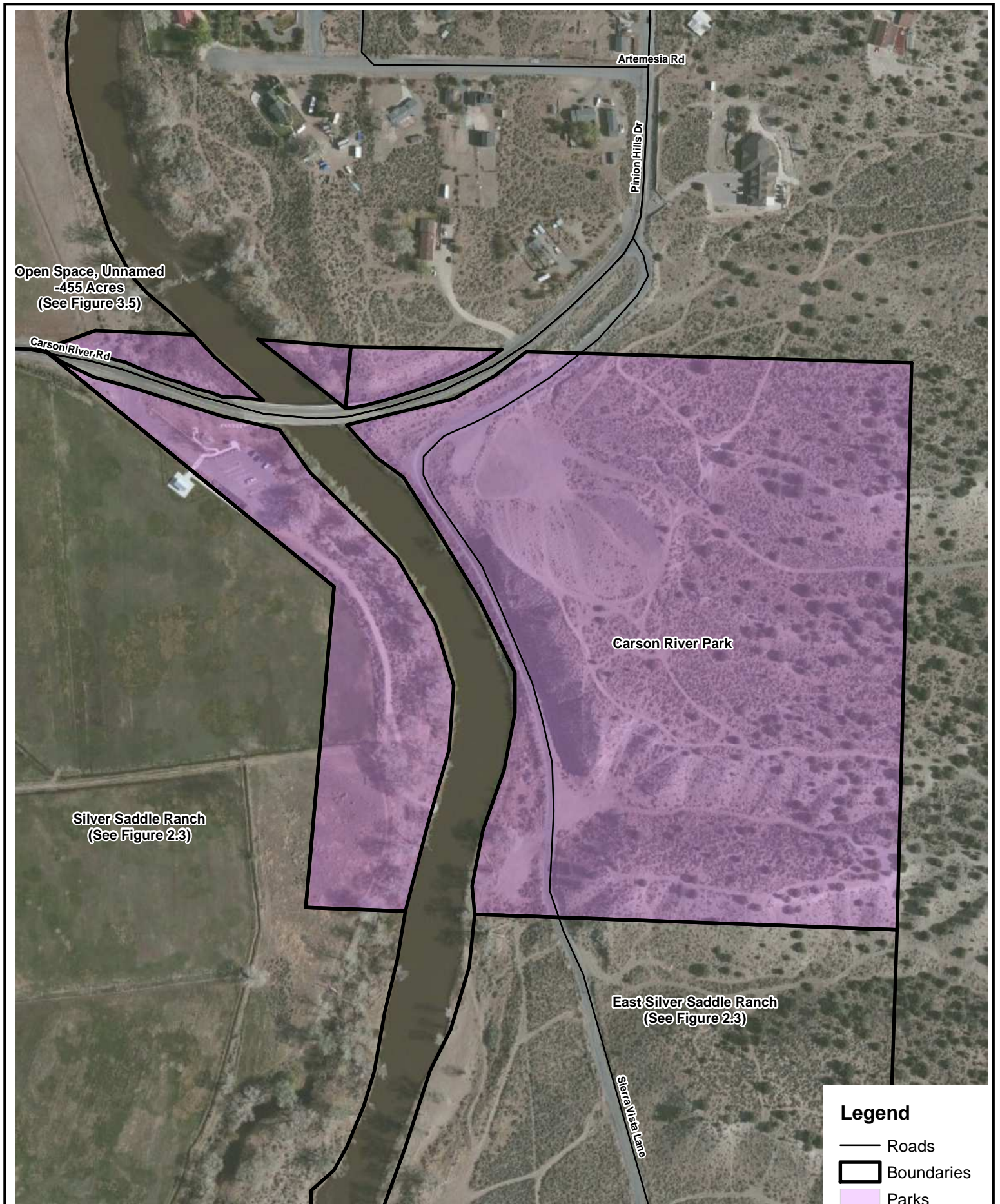
Photo 30. View of Carson River Park looking southeast

Acres: 36.0 acres
Date Acquired: June 1989
Location: 5013 Carson River Road, at Lloyd’s Bridge




Depicted on older maps as “Camp Carson”, Carson River Park is located east of Silver Saddle Ranch and includes property on all four corners around Lloyd’s Bridge on Carson River Road (Figure 4.2). The two northern parcels are fairly small, less than ½-acre, and the southeast parcel is the largest with approximately 28 acres. The southeast parcel includes two unpaved parking areas: one along the river and the other across Sierra Vista Lane near the dirt detention basin. The basin and adjacent hills are commonly used by OHV recreationists; however, it is not identified in Carson City Master Plans or maps as an OHV area.

The most developed parcel lies on the southwest corner and includes paved parking for cars and boat trailers, a boat ramp into the Carson River, picnic tables, a portable toilet, a group picnic shelter, an ADA-compliant observation / fishing pier, landscaping, and a trail connecting to Silver Saddle Ranch. Site improvements were completed in 2011 with funding from Carson City’s Residential Construction Tax, CWSD, and Question 1.

This river access point is considered Mile 1.0 on the Class I section of the Carson River Aquatic Trail.



Legend

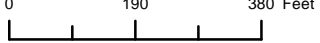
-  Roads
-  Boundaries
-  Parks

Date: 8/4/2014



Figure 4.2
Carson River Park
 Carson City Parks, Recreation, & Open Space Department

0 190 380 Feet



Source: BING Maps Imagery

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Carson River Park:

- ✓ Near the fishing pier, replace the access gate to Silver Saddle Ranch with a gate or other control structure which can accommodate a diversity of users and non-motorized recreation uses.
- ✓ On the southeast corner of Lloyds Bridge, improve the area for an equestrian trailhead as identified in the UPMP.
- ✓ Coordinate with the BLM and OHV users to accommodate an OHV route around the Carson River Park.
- ✓ Improve and stabilize river access areas.

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.

4.1.4 Empire Ranch Trail

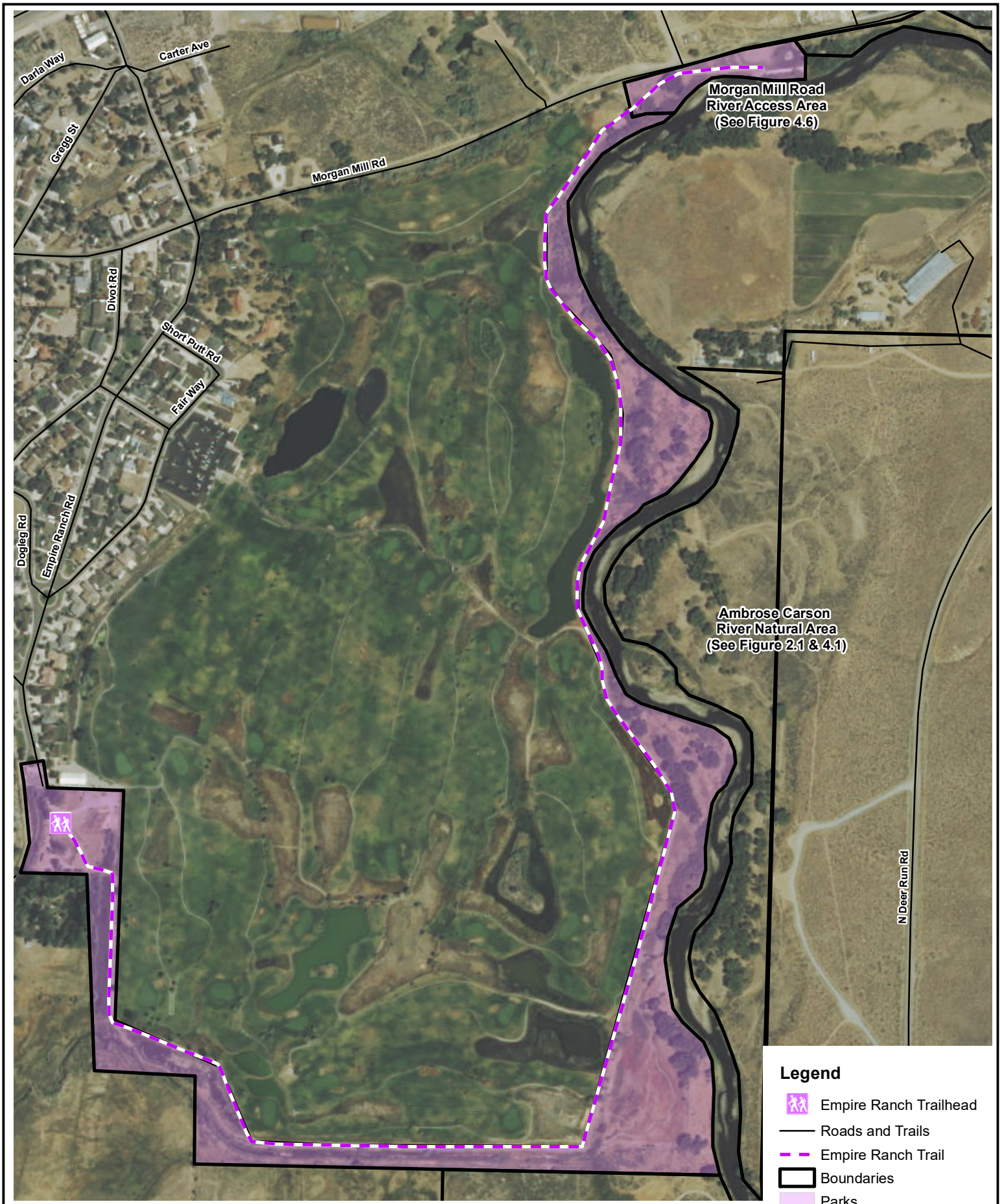


Photo 31. Walkers enjoying Empire Ranch Trail

Acres / Length: 38.7 acres / 1.8 mile trail
Date Acquired: November 1990
Location: Two access points:
1) Morgan Mill Road River Access Area and
2) Empire Ranch Estate Park at 1466 Empire Ranch Road

The Empire Ranch Trail provides non-motorized multiple-use trail opportunities and extends 1.8 miles between the Morgan Mill Road River Access Area and Empire Ranch Road (Figure 4-3). The trail travels alongside the Carson River and Lower Kings Canyon Creek. The riparian vegetation and water provide good habitat for a variety of birds. The trail was connected with an additional trail to the south and Riverview Park at the end of 2015.

The northern part of the trail lies within an area associated with the historic town of Empire, a 19th century milling town that had its beginnings as a trading post along the California Overland Trail. Nicholas Ambrosia, also known as Nicholas Ambrose or known best by the nickname “Dutch Nick,” opened a hotel and saloon here in 1849. In later years, the Darling Ranch spanned the area and continued to the south.



Date: 1/28/2016



Figure 4.3
Empire Ranch Trail

Carson City Parks, Recreation, & Open Space Department

0 500 1,000 Feet

Source: BING Maps Imagery

During improvements to the northern part of the trail and riverbank in 2010, it was revealed that the Morgan Mill Road culvert, located on the south side of the road,

“... represents an intact example of an early concrete masonry. It exhibits evidence of utilizing adaptive construction techniques and local building materials in a vernacular style. The culvert represents an early public works feature associated with the development and planning of Carson City after the abandonment of Empire City as a separate townsite. The Morgan Mill Road culvert is eligible to the National Register of Historic Places at a local level under Significance Criterion C.” (Gnomon, Inc., 2009).

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Empire Ranch Trail:

- ✓ If the opportunity is available, consider restoring the channel and improving ecological function and habitat of Lower Kings Canyon Creek (a.k.a. Eagle Valley Creek) near the golf course.
- ✓ If the opportunity is available, consider developing a loop trail.
- ✓ Install a bridge across the Carson River, as identified in the UPMP, providing a link and access to the recreational areas located on each side

4.1.5 Hidden Meadows Trailhead



Photo 32. Hidden Meadows Trailhead

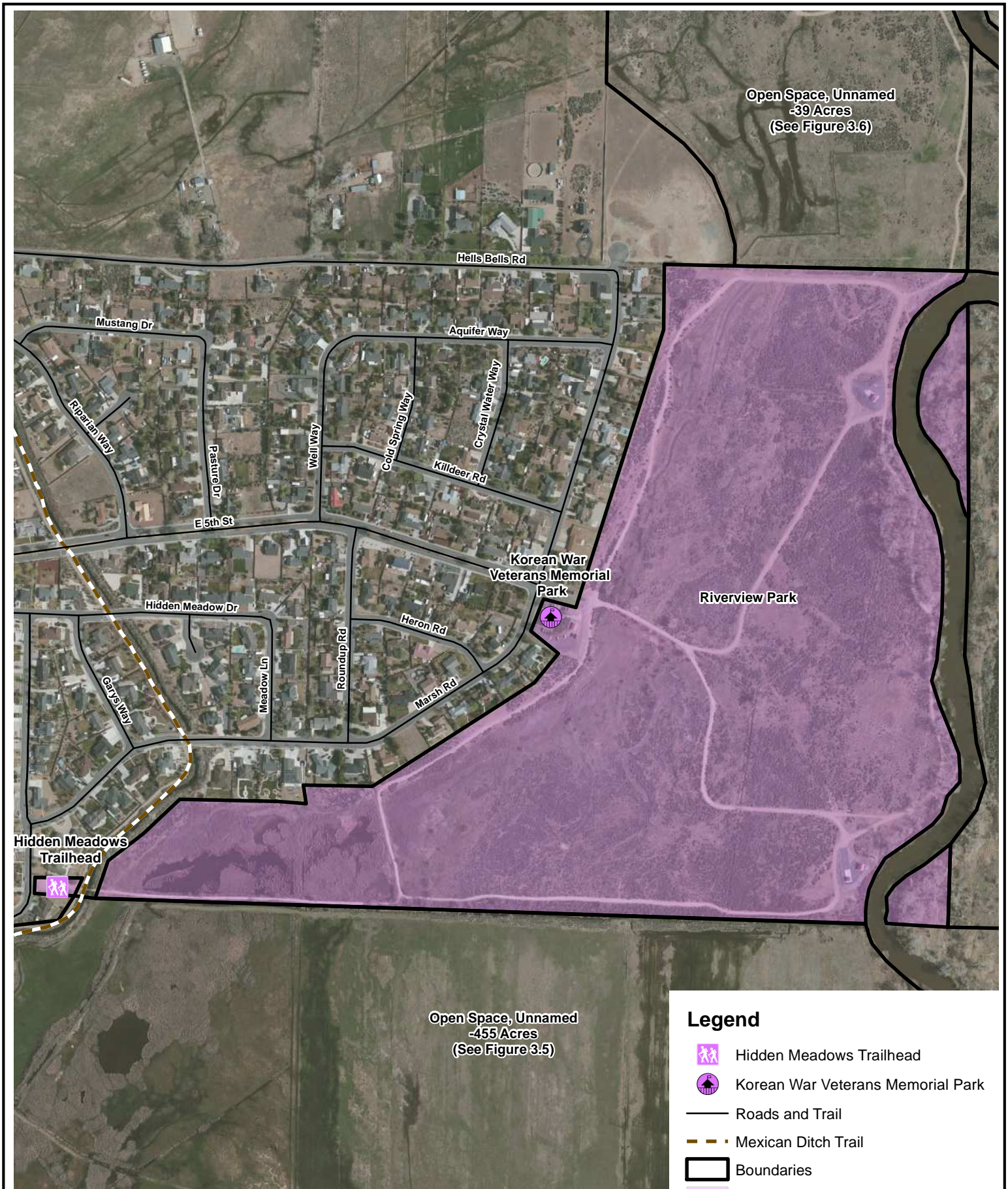
Acres: 0.3 acres
Date Acquired: January 1996
Location: 965 Buzzy's Ranch Road

Hidden Meadows Trailhead provides off-street parking, three picnic tables, shade trees and a neighborhood access to the Mexican Ditch Trail and Riverview Park (Figure 4.4).

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Hidden Meadows Trailhead.

There are no specific recommendations at this time.



Open Space, Unnamed
-39 Acres
(See Figure 3.6)

Open Space, Unnamed
-455 Acres
(See Figure 3.5)

Legend

- Hidden Meadows Trailhead
- Korean War Veterans Memorial Park
- Roads and Trail
- Mexican Ditch Trail
- Boundaries
- Parks

Figure 4.4

Riverview Park, Korean War Veterans Memorial Park, and Hidden Meadows Trailhead

Carson City Parks, Recreation, & Open Space Department



Source: BING Maps Imagery

Date: 7/29/2014



4.1.6 Korean War Veterans Memorial Park



Photo 33a and b. The entrance to the Korean War Veterans Memorial Park and the park facilities

Acres: 1.0 acre
Date Acquired: October 1978
Location: 603 Marsh Road

The Korean War Veterans Memorial Park is located at the eastern terminus of East Fifth Street (Figure 4-4 in the preceding section). The park serves as the main entrance to Riverview Park. The park provides parking, a grass area, flush toilets, barbeques, picnic tables, and a picnic shelter.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Korean War Veterans Memorial Park. There are no specific recommendations at this time.

4.1.7 Mexican Ditch Trail

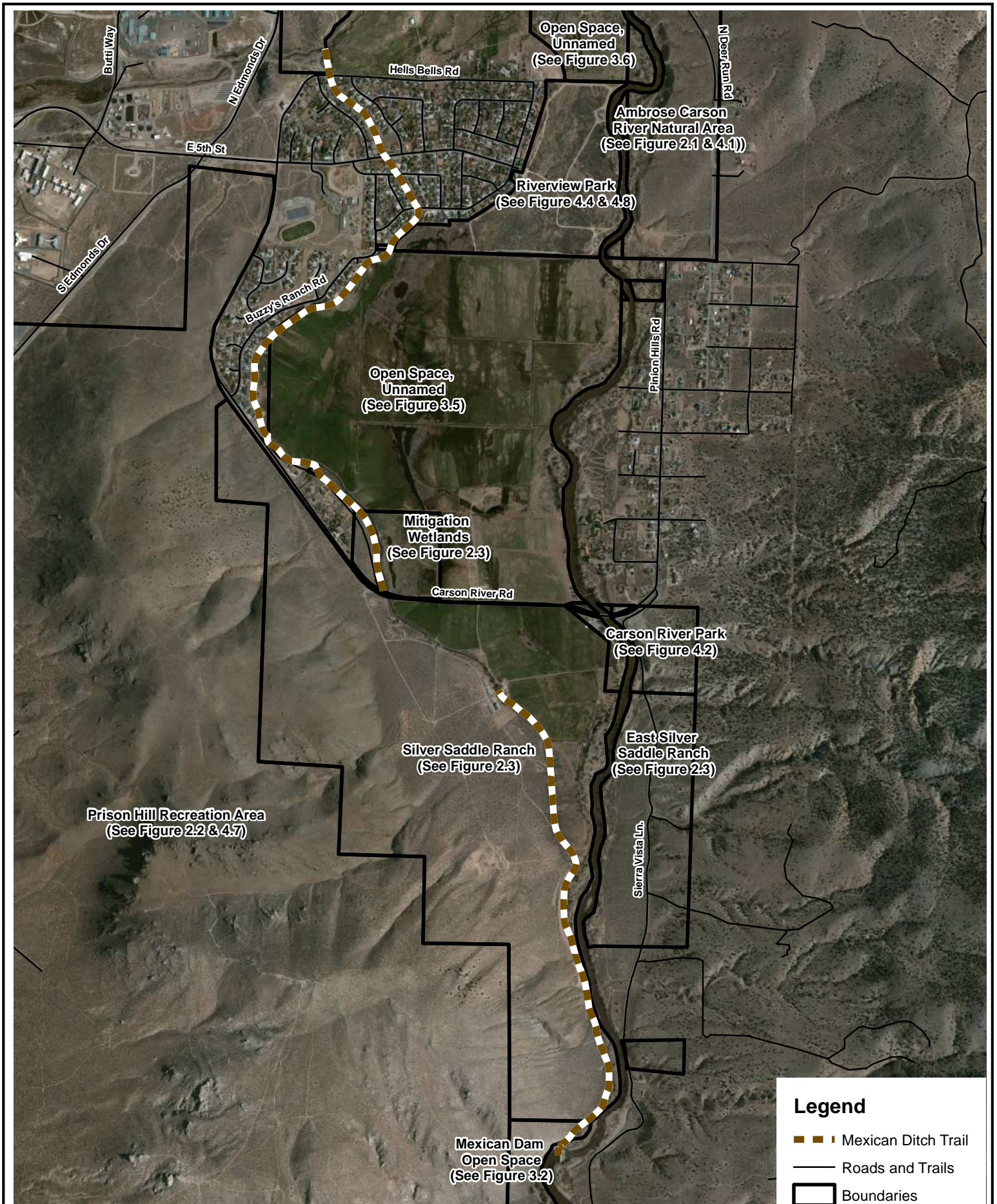


Photo 34. Mexican Ditch Trail.

- Length: Moffat Open Space to Carson River Road – 2.0 miles
Silver Saddle Ranch Red House Complex to the Mexican Dam – 1.5 miles
- Location: Access points:
1) Moffat Open Space,
2) Hidden Meadows Trailhead, and 3) Silver Saddle Ranch

The Mexican Ditch Trail is approximately two miles long extending from the Moffat Open Space to Carson River Road and 1.5 miles from the Silver Saddle Ranch Red House Complex to the Mexican Dam (Figure 4.5). The trail segment between Carson River Road and the Red House Complex is incomplete; however, users can travel along the ranch roads to access the trail network.

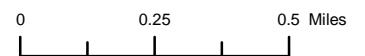
The trail parallels the Mexican Ditch, which was originally used in the 1860s to carry water to the Mexican Mill and later used to provide agricultural irrigation. The ditch is still in operation today and contains enough water to maintain a narrow ribbon of riparian vegetation, consisting mostly of willows, along both sides of the ditch. It is an unpaved non-motorized multiple-use trail used by pedestrians, equestrians and mountain bikers.



Date: 8/4/2014



Figure 4.5
Mexican Ditch Trail
 Carson City Parks & Recreation



Source: BING Maps Imagery

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Mexican Ditch Trail:

- ✓ Connect the trail from the Moffat Open Space to the Empire Ranch Trail.
- ✓ Develop a safe street crossing on Carson River Road.
- ✓ Restore the trail throughout the Historic Ranch Complex.
- ✓ Coordinate with the Mexican Dam and Ditch Company and/or ranch contractor regarding ditch maintenance and ensure that sediment is not placed on the pathways.

4.1.8 Morgan Mill Road River Access Area

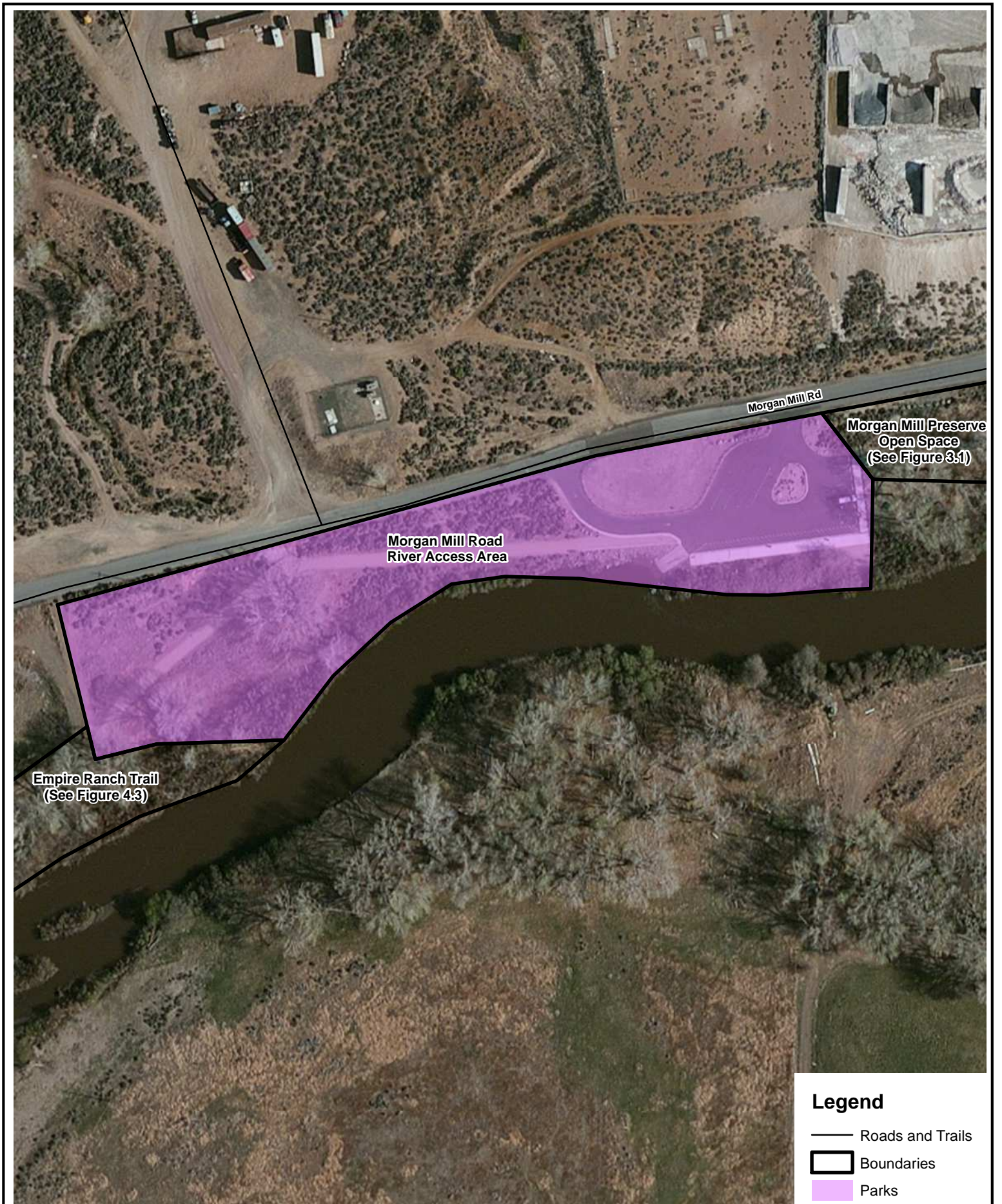


Photo 35. View of Morgan Mill Road River Access Area

Acres: 0.5 acres
Date Acquired: November 1990
Location: Morgan Mill Road, approximately ½ mile west of Deer Run Road

Prior to 2009, the Morgan Mill Road River Access Area provided basic river access and amenities for recreational users. In 2009 and with funding from several grants, site improvements were added including: a paved parking area for cars and boat trailers, a boat ramp for access into the Carson River Aquatic Trail, a 12' wide decomposed-granite trail connecting with the Empire Ranch Trail, picnic facilities, and a portable toilet enclosure. This river access point is the end of the Class I section and the beginning of the Class II / III section of the Carson River Aquatic Trail (Figure 4.6).

The area upstream around the Empire Ranch Golf Course was the approximate location of the Comstock Era Mexican Mill and Mead Mill. Using water supplied by the Mexican Ditch, the mills processed ore from Virginia City. As in other areas, the ore extraction process resulted in a widespread occurrence of mercury. This area is the beginning of the U.S. EPA Superfund Carson River Mercury Site.



Date: 7/29/2014



Figure 4.6
Morgan Mill Road River Access Area
 Carson City Parks & Recreation

As a part of the permitting requirements for the site improvements, the soils were sampled for mercury content. The sampling indicated that mercury contaminated soils were very localized and distinguished as fine-grained and yellowish. The contaminated soils were found below several inches of overlying floodplain deposits and are now capped by the paved parking lot (Carson City Section 401 Permit Application to the NDEP, 2009).

Site improvements were funded from Carson City's Quality of Life Sales and Use Tax Funds, Carson Truckee Water Conservancy District, CWSD, Land and Water Conservation Funds, and the Nevada Conservation and Resource Protections Grant Program / Question 1.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Morgan Mill Road River Access Area:

- ✓ Construct an off-street / paved / multiuse pathway along Morgan Mill Road from the Morgan Mill Road River Access Area to the Empire Ranch subdivision, as identified in the UPMP.

4.1.9 Prison Hill Recreation Area

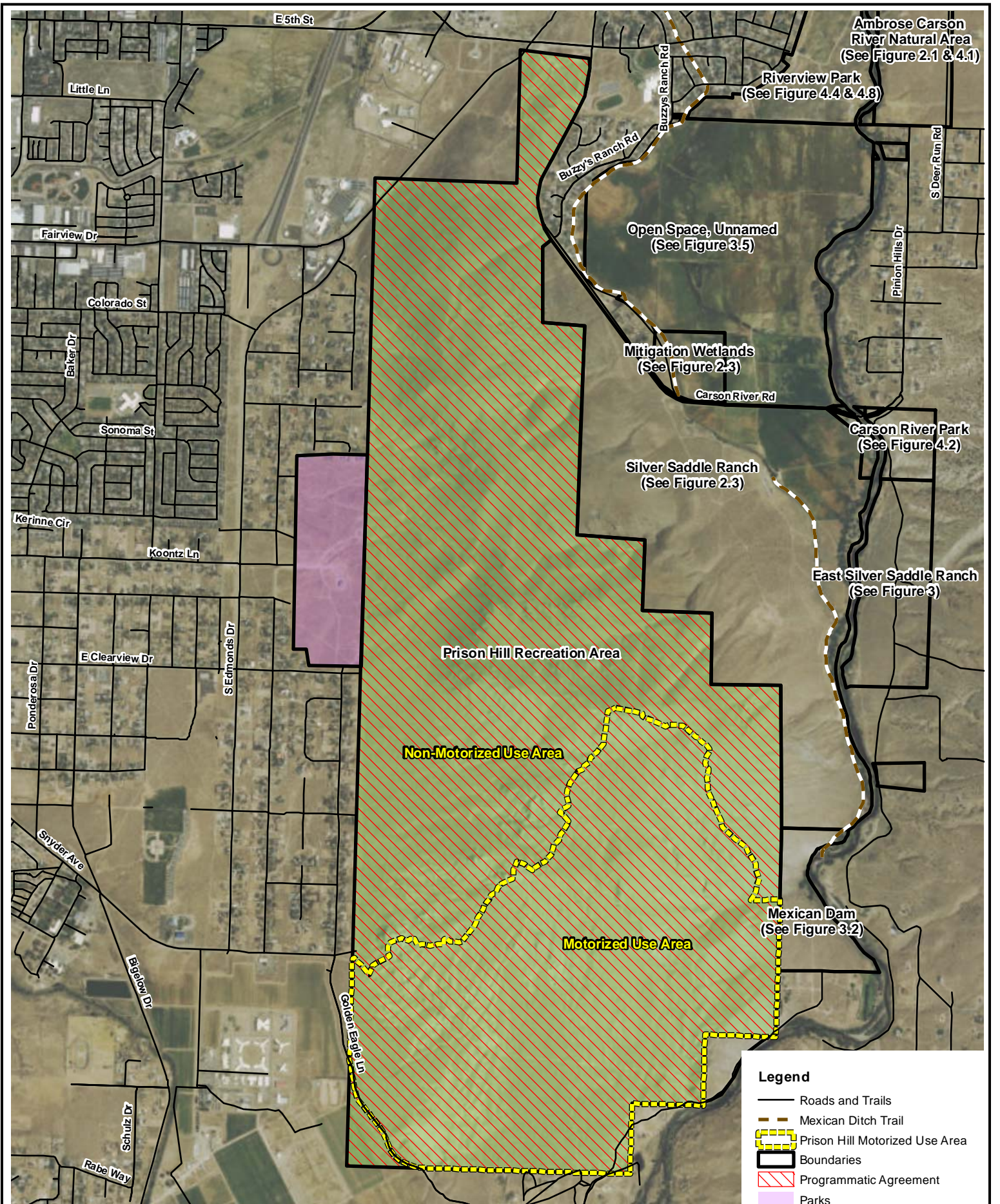


Photo 36. Prison Hill Recreation Area

Acres: 114.2 acres
Date Acquired: Anticipated in 2014, transfer per the Carson City Federal Lands Bill
Location: Foothills on the west side of the Prison Hill Recreation Area. Two primary access points: 1) Koontz Lane and 2) East Clearview Drive

In this section, the Prison Hill Recreation Area consists of 114 acres on the west side of Prison Hill and more specifically, on the west side of the post rail fence in the vicinity of the Koontz Lane water tank (Figure 4.7). The area will be transferred to Carson City from the BLM per the Carson City Federal Lands Bill for Parks and Public Purposes. It is not subject to the terms of the Conservation Easement. Due to its adjacent location, this area will be managed in a similar manner to the Prison Hill Conservation Easement lands but site development and improvements may be possible.

The most common use of this area is parking for non-motorized recreational users of the Prison Hill Recreation Area. The UPMP identifies a trailhead designed to accommodate equestrian use.



Date: 7/2/2015



Figure 4.7
Prison Hill Recreation Area

Carson City Parks, Recreation, & Open Space Department

0 2,000 4,000 Feet

Source: BING Maps Imagery

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Prison Hill Recreation Area:

- ✓ Improve the designated parking areas.
- ✓ Install and maintain fencing and signage.
- ✓ Coordinate with Public Works regarding road maintenance on Koontz Lane. The recent grading and installation of water bars to manage water flows resulted in difficult to impossible drive access by car.

4.1.10 Riverview Park



Photo 37. View to the east across Riverview Park.

Acres: 107.8 acres
Date Acquired: October 1978
Location: 603 Marsh Road (main entrance at the Korean War Veterans Memorial Park)

Riverview Park provides non-motorized multiple-use trails through a variety of habitats including upland sagebrush, wetlands, and the riparian corridor along the Carson River. The Riverview Park trail system serves as a hub for trails continuing to the north towards Empire Ranch Trail and to the south along the Mexican Ditch Trail. In addition to interpretive and trail signage near the entrance, mutt-mitt stations and trash cans are provided around Riverview Park. The adjacent Korean War Veterans Memorial Park provides parking, flush toilets, barbeques, and an uncovered picnic area.

Riverview Park was dedicated to the city in 1978, following approval of the development proposal for the adjacent residential subdivision. Formerly the Lynn Terry Ranch, the proposal included bicycle paths from the subdivision, nature and equestrian trails, a par course, parking, and picnic areas. "To be maintained as permanent open space," Riverview Park was designed to protect the natural bird habitat and preserve the "natural landscaping and swamp lands."



Photo 38a and b Riverview Park bench near the river and historical structures at the park entrance.

The main entrance to Riverview Park through the Korean War Veterans Memorial Park, at the eastern terminus of E. Fifth Street (Figure 4.8). There are also several neighborhood entrances – one to the north and a few to the south with access from the Mexican Ditch Trail.

Near the main entrance, two historic structures remain. The oven was constructed in the early 1920s by employees of the Pierini family. The neighboring stone and brick building was used as a milk house and constructed sometime before. The exact date is unknown. It contained a machine which the Pierini Family used to process the milk into cheese, ricotta (cottage cheese), cream and skim milk for their own consumption. An on-site interpretive sign provides more history.

The Pierini Ranch

In early 1919, two Italian brothers from Lucca, Italy, Salvatore and Pietro Pierini, leased a ranch from Dr. John J. Sullivan. It was called "The Old Wiggins Ranch and located east of Carson City, Nevada. Salvatore and his wife Maria operated and lived on this ranch with their three children, Domenico, Angelina and Pete from 1920 to 1938. Angelina and Pete were born on the ranch.

In the early 1920s, an oven was constructed on the ranch. The oven is believed to have been constructed by two Italian stone masons, employed by the Pierini family. The Pierinis used the oven to bake their bread, tortas (pies), various meats and even a whole lamb on Easter.

There are two productive, municipal wells located at Riverview Park. These wells were installed in 2007 and 2010 and are located adjacent to the river and the trail system. These wellheads are elevated and surrounded by large boulders as protection from the forces of flood flows. The entirety of Riverview Park has been flooded by 25-year magnitude flood events.

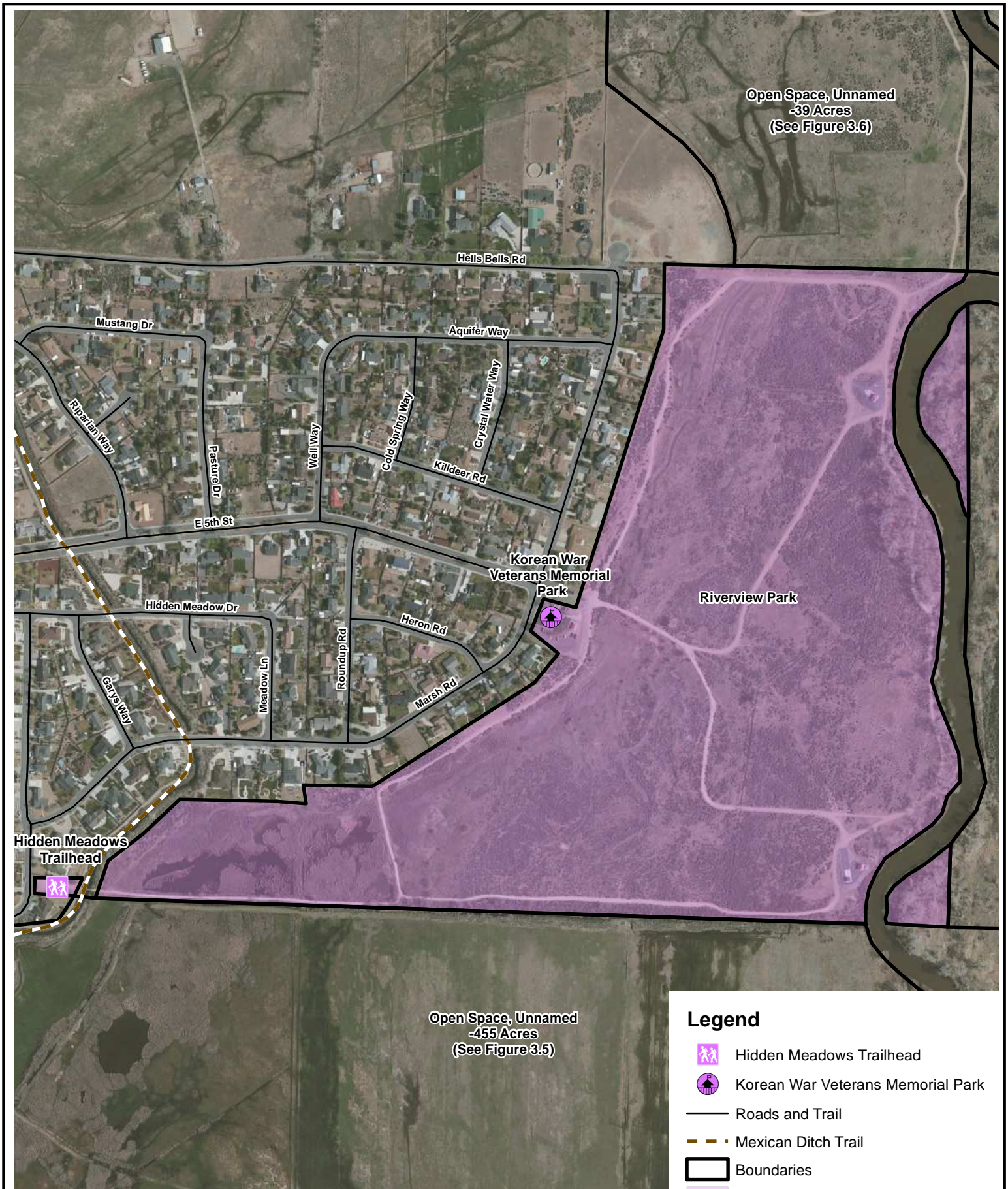


Figure 4.8
Riverview Park, Korean War Veterans Memorial Park, and Hidden Meadows Trailhead
 Carson City Parks, Recreation, & Open Space Department

Within the Management Area, Riverview Park and the Korean War Veterans Memorial Park receive the highest amount of use. The trails are popular with residents and there is an increasing demand to use the park(s) as a venue to host 5k fun run / walk race events. Over the past three years, there has been an average of five events per year.

RECOMMENDED ACTION(S) _____

The following actions are recommended to manage the Riverview Park:

- ✓ Continue fuels reduction treatments along residential fence lines.
- ✓ Consider adding signs for equestrians to keep horse waste off of the trails.
- ✓ Consider changing existing sign in the waterfowl habitat area to require dogs on leash.

4.2 Facilities

The facilities available at each of the Parks and Trails are summarized in Table 11.

Table 11. Parks and Trails – Facilities

	Number of Trail Access Areas or Trailheads ^{1/}	Approximate Miles of Non-Motorized Trails	Approximate Miles of Motorized Trails	Number of Parking Spaces	Picnic Facilities ^{2/}	Restrooms	Comments
Parks and Trails							
Ambrose Carson River Natural Area	Available from the Conservation Easement	0.25	0	Available on the Conservation Easement	0	0	Interpretive trail
Carson River Aquatic Trail	3	10.1	0	0	0	0	River trail used by rafts, canoes, and kayaks
Carson River Park	3	<ul style="list-style-type: none"> ▪ West side: 0.2; ▪ East side: 1.0 (in total, uphill from the detention basin) 	0	<ul style="list-style-type: none"> ▪ West side: 18 cars, 4 ADA, 5 trailers, loop & pull-through access; ▪ East side, river area: 16 cars; ▪ East side, detention basin area: 50 	4 picnic sites, and one picnic pavilion with 4 tables (ADA)	1 (portable toilet)	Boat ramp; handicap fishing pier; interpretive signs; trail signs
Empire Ranch Trail	2	1.8	0	<ul style="list-style-type: none"> ▪ West end at Empire Ranch Road: 10 cars; ▪ East end available at the Morgan Mill Road River Access Area 	0	0	
Hidden Meadows Trailhead	1	0	0	28-30 cars	3 tables	0	
Korean War Veterans Memorial Park	1	0	0	<ul style="list-style-type: none"> ▪ North lot: 13 cars; ▪ South lot: 29-32 cars 	6 tables and 2 BBQs	1 (flush toilets)	Small grass area
Mexican Ditch Trail (from Moffat Open Space to the Mexican Dam)	8	4.0	0	0	0	0	Trail signs
Morgan Mill Road River Access Area	1	0	0	6 cars, 1 ADA, 5 trailers; loop & pull-through access	4 tables	1 (portable toilet)	Boat ramp
Prison Hill Recreation Area	2	0	2 miles on roads (not trails)	Needs assessment	0	0	
Riverview Park	4	2.5	0	0	0	0	Interpretive signs; trail signs

^{1/} Trail Access Areas may provide parking but no other amenities. Trailheads provide parking and may provide restroom facilities.

^{2/} Only those areas with existing picnic facilities were noted in this table.

4.3 Public Day Use and Events

Public day use and events will follow similar policies to those throughout Carson City. The hours of operations are dawn to dusk and the season of use is year-round. The most common day use activities in the parks and trails are walking, dog-walking, and trail running.

Requests for group activities and events are reviewed on an individual basis. Each request is evaluated according to the type of activity, the size, and the duration. The size of allowable events may be based on available facilities such as parking and restrooms as well as the potential for busing and staging at adjacent areas. Portable toilets can be reserved for larger events. The frequency of events is dependent on funding and staffing levels. For example, Carson City may allow fewer events between November 1 and April 15 – the approximate dates when seasonal employees are not available.

The Korean War Veterans Memorial Park and Riverview Park have become the most popular park(s) throughout Carson City for 5k fun run / walk race events. Over the past three years, there has been an average of five events per year. Most events have been organized by local non-profit organizations as fundraising opportunities and average approximately 100 participants. To date, the infrequent schedule and number of participants seem compatible with the facilities and resources. Additionally, event organizers have been required to post an event flyer at the location one week prior to the event. The notification may invite participation in the event, but the purpose is to inform and minimize conflict with residents and regular users.

Table 12 is a summary of Public Day Use and Events on Parks and Trails.

Table 12. Parks and Trails – Public Day Use and Events

Parks and Trails	Uses	Comments
Ambrose Carson River Natural Area	Mountain biking, environmental education, equestrian, fishing, hiking, trail running, wildlife observation	Unpaved parking area for vehicles and buses is available on the adjacent Ambrose CE land.
Carson River Aquatic Trail	Boating, fishing	
Carson River Park	Mountain biking, boating, equestrian, fishing, hiking, picnic, trail running, wildlife observation	West side: paved parking area for vehicles and boat trailers; East side: unpaved parking area for vehicles and horse trailers.
Empire Ranch Trail	Mountain biking, equestrian, hiking, trail running	
Hidden Meadows Trailhead	Picnic	Unpaved parking area for vehicles only.
Korean War Veterans Memorial Park	Picnic	Unpaved parking area for vehicles and horse trailers.
Mexican Ditch Trail	Mountain biking, equestrian, hiking, trail running	
Morgan Mill Road River Access Area	Mountain biking, boating, equestrian, fishing, hiking, picnic, trail running	Paved parking area for vehicles and boat trailers. Off-site parking at the BLM office may be available with special arrangements.
Prison Hill Recreation Area	Mountain biking, equestrian, hiking, trail running	Unpaved parking area for vehicles and horse trailers.
Riverview Park	Mountain biking, equestrian, fishing, hiking, trail running, wildlife observation	

4.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Parks and Trails.

Table 13. Parks and Trails – Action Summary

Parks and Trails	Recommended Action Items
Ambrose Carson River Natural Area	<ul style="list-style-type: none"> ▪ Evaluate an at-grade river crossing for equestrian use. ▪ Install a bridge across the Carson River, as identified in the UPMP, providing a link and access to the recreational areas located on each side. ▪ Consider developing a trail plan for this property and reclaim unsustainable trails.
Carson River Aquatic Trail	<ul style="list-style-type: none"> ▪ Maintain and update the Carson River Aquatic Trail Map. ▪ Increase public education and awareness for river safety and install and maintain signage. ▪ Consider portage development opportunities at challenging or hazardous locations (i.e. Mexican Dam, Train Wreck Rapid).
Carson River Park	<ul style="list-style-type: none"> ▪ Near the fishing pier, replace the access gate to Silver Saddle Ranch with a gate or other control structure which can accommodate a diversity of users and non-motorized recreation uses. ▪ On the southeast corner of Lloyds Bridge, improve the area for an equestrian trailhead as identified in the UPMP. ▪ Coordinate with the BLM and OHV users to accommodate an OHV route around the Carson River Park. ▪ Improve and stabilize river access areas. ▪ 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.
Empire Ranch Trail	<ul style="list-style-type: none"> ▪ If the opportunity is available, consider restoring the channel and improving ecological function and habitat of Lower Kings Canyon Creek (a.k.a. Eagle Valley Creek) near the golf course. ▪ If the opportunity is available, consider developing a loop trail. ▪ Install a bridge across the Carson River, as identified in the UPMP, providing a link and access to the recreational areas located on each side
Hidden Meadows Trailhead	<ul style="list-style-type: none"> ▪ There are no specific recommendations at this time.
Korean War Veterans Memorial Park	<ul style="list-style-type: none"> ▪ There are no specific recommendations at this time.

Parks and Trails	Recommended Action Items
Mexican Ditch Trail	<ul style="list-style-type: none"> ▪ Connect the trail from Moffat Open Space to the Empire Ranch Trail. ▪ Develop a safe street crossing on Carson River Road. ▪ Restore the trail through the Historic Ranch Complex. ▪ Coordinate with the Mexican Dam and Ditch Company and/or ranch contractor regarding ditch maintenance and insure that sediment is not placed on the pathways.
Morgan Mill Road River Access	<ul style="list-style-type: none"> ▪ Construct an off-street / paved / multiuse pathway along Morgan Mill Road from the Morgan Mill Road River Access Area to the Empire Ranch subdivision, as identified in the UPMP.
Prison Hill Recreation Area	<ul style="list-style-type: none"> ▪ Improve the designated parking areas. ▪ Install and maintain fencing and signage. ▪ Coordinate with Public Works regarding road maintenance on Koontz Lane. The recent grading and installation of water bars to manage water flows resulted in difficult to impossible drive access by car.
Riverview Park	<ul style="list-style-type: none"> ▪ Continue fuels reduction treatments along residential fence lines. ▪ Consider adding signs for equestrians to keep horse waste off of the trails. ▪ Consider changing existing sign in the waterfowl habitat area to require dogs on leash.

5.0 Management Considerations for All Lands

5.1 *Adjacent Lands*

The BLM and State of Nevada administer several properties surrounding the Management Area. Specific lands are identified in this section due to their location, shared recreation opportunities, and potential for follow-up actions regarding land exchange or use agreements.

5.1.1 Bureau of Land Management

As previously mentioned, the maps for the federal legislation missed approximately 51 acres for transfer on the east side of the Carson River. This area is located between two parcels on East Silver Saddle Ranch and appears as a gap between land to the north and a 10-acre parcel to the south. Further to the east, the majority of the land is managed by the BLM.

On the west side of Prison Hill and along Edmonds Drive, approximately 27 acres were not identified for transfer in the Lands Bill because the land had been selected as a building site for a federal facility. The BLM has selected an alternative site for their facility.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding the BLM:

- ✓ Enter into a Recreation and Public Purpose Agreement with the BLM for Carson City's use and management of the 51-acre and 27-acre parcels.
- ✓ Study additional areas for possible land exchanges or acquisitions that would be beneficial for the management of the area as a whole.

5.1.2 State of Nevada

Along the southwest corner of Prison Hill, the property is owned by the State of Nevada and managed by the Department of Corrections. The land is primarily used for agricultural operations. There have been preliminary discussions with Prison officials regarding trail use and development along the west side of the property, near Clear Creek and the old V&T Railroad Grade, and they are open to consideration. At the present time, the public is restricted from the property.

Near the northwest corner of Prison Hill along Fairview Drive, the land is also owned by the State of Nevada and managed by the Department of Corrections. This area is commonly used by OHV recreationists as well as hikers, trail runners, and equestrians.

The State of Nevada also owns the bed and banks of the Carson River, up to the ordinary and permanent high water mark. This was the opinion of the Attorney General, in 1976 that hinged on the navigability of the river. The Territorial Legislature in December of 1862 granted the right to float logs in the Carson River. Logs, however, were removed from the river at Empire, but it was assumed that logs could have continued to float downstream. The Territorial Legislature also

allowed for the improvement of navigation along the Carson River by clearing and dredging the channel. All this led the courts to deem the river navigable in 1972. The river is considered navigable from the California-Nevada state line to the river's terminus at the Carson Sink.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding the State of Nevada:

- ✓ Maintain communications with the Department of Corrections and evaluate opportunities.

5.2 Maintenance and Performance Levels of Service

The Carson City Parks and Recreation Master Plan, Section 6.13, identifies maintenance levels (standards of care) and performance levels (appearance). For turf sites (neighborhood parks), there are three Maintenance Levels and three Performance Levels. For non-turf sites (natural parks and trails), there are two Maintenance Levels and two Performance Levels. In general, high use facilities require Maintenance Level 1 service to provide attractive, competitive conditions. Facilities that have lower levels of use can achieve Performance Level 1 with only Maintenance Level 2 service. The various levels allow flexibility based on annual budget considerations.

While most of the lands throughout the Management Area fall under the category of "non-turf," areas with facilities and events, such as Silver Saddle Ranch, may require higher maintenance levels of service.

The following tables are excerpts from the Parks and Recreation Master Plan, Section 6.13, and provide a summary of the maintenance and performance levels relevant to the Management Area.

RECOMMENDED ACTION(S) _____

The following actions are recommended for Maintenance and Performance:

- ✓ The Open Space Division should institute a system to monitor and track user numbers such as traffic counters. This information should assist in determining levels of service, additional amenities, conservation planning, and updates.
- ✓ Continue private, public and local coordination for river clean-up activities.

Table 14. Maintenance Levels

Maintenance Item	Turf Areas			Non-Turf Areas	
	Level 1	Level 2	Level 3	Level 1	Level 2
Weed Control	6x per year	4x per year	Variable	2x per year	1x per year
Litter	1x per day	1x per day	1x per week	2x per week	1 x per week
Restrooms	Cleaned 1x per day	Cleaned 1x per day	Only open for events	N / A	N / A
Amenities	Inspected frequently, repair as needed	Inspected frequently, repair as needed	Varies, may be closed for repairs	Inspected 1x per 2 weeks, repair 24-48 hours	Inspection varies, may be closed for repairs
Snow Removal	24 hours	24 hours, parks = weekdays; buildings = 7 days per week	48-72 hours, weekdays	24 hours, 7 days per week	24 hours, weekdays
Vandalism Mitigated	24 hours	24 hours	Varies	24 hours	48 hours

Note: Level 1 is the highest maintenance level

Table 15. Performance Levels

Item	Turf Areas			Non-Turf Areas	
	Level 1	Level 2	Level 3	Level 1	Level 2
Litter	Little or none	Little or no litter, except for weekends Oct - Mar	Frequently found, vandalism also	Minimal litter evident	Some litter present most of the time
Trees / Shrubs	Manicured, pruned, well-maintained	Same as Level 1, except slower response - no daily staff visits		See Turf category	See Turf category
Restrooms	Clean, stocked, open at all times, accessible, maintained in good condition.	Same as Level 1, except slower response - no daily staff visits	No restrooms available, except through scheduled activities.	N / A	N / A
Amenities	Good condition and appearance, replacements in a timely manner.	Same as Level 1, except slower response - no daily staff visits	Less than adequate condition, or closed for repairs.	Amenities in good working order. Paths and trails in good condition, no erosion problems.	Paths have ruts and erosion. Amenities often closed for repairs.
Snow and Ice	Hard surfaces cleared within 24 hours of snowfall.	Same as Level 1 except weekend accumulation cleared on Mondays.	Some areas may be inaccessible due to snow.	Snow and ice cleared within 24 hours.	Same as Level 1, except weekend snows removed on Mondays.

Note: Level 1 is the highest performance level

5.3 Recreation and Resource Management

5.3.1 Accessibility

Accessibility pertains to the degree to which the environment is available to as many people as possible.

The 1990 Americans with Disabilities Act (ADA) provides the guidelines and requirements for accessibility of programs and services conducted by states and local governments. Following the signing of the act, the Department of Justice issued its Americans with Disabilities Act Accessibility Guidelines (ADAAG). These guidelines apply to any new construction or alterations or renovations of existing structures, and also provide specific guidance for implementation of the ADA. The American National Standards Institute (ANSI) and Uniform Federal Accessibility Standards (UFAS) were added to ADAAG as acceptable codes for construction or modification for accessibility. Guidelines for playgrounds were issued in 2000 and additional ADAAG changes and recommendations were issued in 2004.

Carson City recognizes the importance of providing a variety of outdoor recreation opportunities for people of all abilities. Many trails, parking areas, shelters and facilities already meet accessibility guidelines established by the ADA. ADA guidelines figure heavily in the design of new structures, trails and facilities. For instance, Carson City installed an ADA compliant viewing/fishing deck at Carson River Park and several new trails have been constructed with a compacted decomposed granite surface.

Trained Service Dogs

Service dogs are allowed on all properties that are open to the public. Service animals are defined as a dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including physical, sensory, psychiatric, intellectual or other mental disability. Provisions of emotional support, wellbeing, comfort or companionship are not qualifying allowances under the regulation.

Wheelchairs and Manually-Powered Mobility Aids

Individuals with mobility disabilities are permitted to use wheelchairs and manually-powered mobility aids on any trail open to pedestrian use so long as they are used in a manner that is safe for the user.

Other Power-Driven Mobility Devices (OPDMDs)

Individuals with mobility disabilities may use OPDMDs on all trails open for pedestrian use unless a particular trail has been designated as inappropriate for use by OPDMDs based upon the assessment factors found in 28 CFR § 35.137(b)(2) of the ADA. OPDMDs must be used in a safe manner and is at the risk of the user. OPDMDs may not be used off trail. Trail segments or other

facilities can temporarily be deemed inappropriate for use of certain classes of OPDMDs based upon current conditions that may affect the safety of the OPDMD user or other members of the public and/or harm to the immediate environment or natural or cultural resources, such as weather, trail conditions, and volume of pedestrian traffic.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding accessibility:

- ✓ Consider accessibility requirements in all new developments.

5.3.2 Agricultural Lands

Despite the numerous services provided by agricultural lands, there is a continued loss of these valuable lands across the nation, often to commercial and residential development. The Carson City Open Space Division has been successful in protecting some of the most critical areas, such as those located in the floodplain. The wide open areas provide opportunities for flood attenuation – capturing high water flows and reducing the peak flow and potential impacts to downstream areas. Normal rain events can be captured in the soil and recharge the aquifer.

Agricultural lands provide benefits for wildlife, such as acting as a sanctuary and offering food and forage. Birds feast on the abundance of insects. For example, sandhill cranes have occasionally been observed in the Management Area. While the habitat may seem ideal, sage grouse has not been observed for several years, perhaps a few decades. Additional ecosystem services include carbon sequestration – the ability and process to capture and store atmospheric carbon dioxide.

In Carson City, residents enjoy the aesthetic and intrinsic values of the agricultural lands. The Conservation Easement and Open Space Plan reiterate the desire to protect the agricultural lands – and therefore, preserving a connection to Carson City’s ranching heritage

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding agriculture:

- ✓ Appropriate management of the agricultural lands is critical to the preservation of the historic landscape. Consulting with other agricultural agencies such as NRCS will be necessary for good stewardship of the agricultural lands.
- ✓ To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted. If necessary for parking and special events, limited and controlled use should only occur during periods of no irrigation or grazing.
- ✓ Review opportunities to add acreages to the irrigated properties.
- ✓ Identify agricultural practices to enhance carbon sequestration.
- ✓ Identify agricultural practices and forage species that minimize water use.

5.3.3 Camping



Photo 39. Unauthorized dispersed camping in Carson River Canyon.

Currently, there are no designated camping areas within the Management Area. Unauthorized, dispersed camping remains a common activity in the Carson River Canyon despite a new entrance sign informing visitors of prohibited activities. Unmanaged camping has the potential to impact natural resources, and it is a concern due to related campfires, littering, sanitation, and personal safety. Additionally, the Carson River Canyon is located in the U.S. EPA Superfund Carson River Mercury Site and most areas have not been tested for contamination and risk to people during recreational use.

Camping was identified in the Charrette as a possible recreation use in the Management Area, including the potential for RV sites. Due to its size, the Carson River Canyon Open Space may provide one of the few opportunities to provide camping in the Management Area. Low impact camping is often considered a passive recreation activity; however, there are several considerations including compatibility with other uses and impacts to the scenic view from the future V&T Railway. Another option could allow managed camping until the V&T Railway is constructed. If considered, the existing disturbed areas should be evaluated for continued or discontinued use.

Permitted and Restricted Uses

- *Conservation Easement properties:* Per the terms of the easement, camping is expressly prohibited unless approved as part of an event.
- *Open Space properties:* At the present time, camping on open space properties is uncertain. It is anticipated that natural resources could be negatively impacted from camping activities, and the semi-permanent nature of improvements and facilities may exceed expectations of passive recreation. Grant-funding agreements and respective agencies that facilitated the purchase of open space may need to be consulted.
- *Parks properties:* CCMC 13.02.190 Camping: No person shall camp, lodge or otherwise remain overnight in any park except at a place designated for such purpose, or with prior written approval of the director.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding camping:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ Review opportunities for a designated camping area.

5.3.4 Carson River Mercury Site

The Carson River floodplain from the Empire Ranch Golf Course and Empire Ranch Trail through the Carson River Canyon and into Lyon and Churchill counties is within a designated EPA Superfund Site, due to historic mining and ore extraction processes. The EPA determined that mercury may be located in alluvial fan soils and sediments in the Carson River. The mercury concentrations detected in the various areas, toxicology data, and human exposure assessment conducted by the EPA found that health risks are limited to the consumption of fish or waterfowl from the Carson River system below Empire, and exposure to high mercury concentrations in soils via incidental ingestion. The NDEP is currently undertaking a new mercury study in the river corridor.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding the Carson River Mercury Site:

- ✓ Identify areas with high public use and determine whether soil testing should be conducted.

5.3.5 Cultural Resources

Cultural resources are the collective evidence of the past activities and accomplishments of people. Human occupation of Nevada spans at least the last 10,000 years and includes prehistoric, indigenous and historic cultures. Prehistoric and historic archaeological sites, ghost towns, rock art, buildings, spiritual places, landscapes and roads with scientific, historic, and cultural value are all examples of cultural resources.

The National Historic Preservation Act (NHPA) sets forth government policy and procedures regarding historic properties including districts, sites, buildings, structures, and objects included in or eligible for the National Register of Historic Places. Section 106 of NHPA requires that Federal agencies consider the effects of their actions on such properties, following regulations issued by the Advisory Council on Historic Preservation (36 CFR 800).

The State Historic Preservation Office (SHPO) encourages the preservation, documentation, and use of cultural resources through state and federal programs. The agency works to educate the public about the importance of our cultural heritage so that Nevada's historic and archaeological properties are preserved, interpreted, and reused for their economic, educational, and intrinsic values and for future generations to appreciate.

Projects involving federal funds, land, or permits are legally required to comply with NHPA regulations. As such, the Programmatic Agreement was prepared to establish procedures to be followed by Carson City to satisfy the BLM responsibilities under Section 106 of the NHPA for the public and private lands conveyed to Carson City. The lands included under the PA are depicted on Figure 1. For the other lands not included under the PA, any project involving federal funds or permits must comply with Section 106 including research, surveys, reporting, and recommendations.

The following is an excerpt regarding management recommendations from the *Cultural Resources Baseline Condition Report for the Silver Saddle Ranch, Prison Hill, Carson River Properties Conservation Easement, Carson City, Nevada*, written by Michael Drews, Project Manager, Gnomon, Inc. in September 2010.

Management Recommendations

Archival research shows that the Prison Hill and Silver Saddle Ranch properties have been previously inventoried for cultural resources. The Carson River [Ambrose CRNA] parcel has never been formally inventoried and no cultural resources are known to exist on that property. Most of the inventories are more than 10 years old and may not reflect current survey protocols or National Register assessments. They do, however, provide an adequate assessment cultural resource potential. All resources currently eligible for inclusion to the National Register of Historic Places or contributing to National Register eligible properties occur within the Silver Saddle Ranch parcel. Remaining sites comprise isolated artifacts, or small, insignificant sites.

With the change in ownership, the Carson City Historic Resources Commission (HRC) will assume responsibility for managing the archaeological and architectural resources lying within the Prison Hill, Silver Saddle Ranch, and Carson River Properties. Jones and Stokes (2005) provide a management and preservation plan for the Silver Saddle Ranch and associated features. The plan includes historic background for the property, a regulatory framework, preservation plan, and proposed management alternatives. Management

protocols outlined in that document and additional recommendations that follow in this document should be adopted by HRC and used to direct development and maintenance of the Silver Saddle property.

In comments provided to the BLM regarding the Silver Saddle Ranch addendum (Jones and Stokes 2005), Rebecca Ossa (SHPO Architectural Historian) disagrees with the statement that “rehabilitation is applicable to only non-contributing buildings, such as the White Ranch...” and that “...It is not necessary to treat noncontributing elements of the Silver Saddle Ranch in accordance with the Secretary of the Interior Standards.” She states;

All three treatments (restoration, preservation, and rehabilitation) can be applied to all of the buildings on the ranch. It is dependent on what the BLM proposes for the entire ranch and each of the buildings (e.g. continuing a historic use, bring in a modern compatible use), and the level of integrity at each building. The Standards are meant to be extremely flexible. Case in point: the Red House would be an excellent project to apply rehabilitation principals since it has been so impacted over the years, functions as a modern caretaker’s residence and yet represents an early era of ranching. Rehabilitation allows the most flexibility when dealing with a historic property.

...any changes made to the exterior of non-contributing (NC) buildings within a historic district (e.g. SSR) has the potential to affect the remaining resources – either directly or indirectly. Obviously, if the building is NC, pretty much anything can be done to the interior. But since the viewscape is an important part of the ranch, exterior alterations will need to be compatible with the setting in the very least. (R. Ossa SHPO comments 6/24/2008)

Both comments are appropriate and should be integrated into management recommendations. Ossa also suggested additional items of benefit... :

- Additional building photography documenting the conditions (interior AND exterior) with the photos included in the report (within the specific area addressing the building);
- The historic/contributing buildings would benefit from an Historic Structures Report (HSR) done by a preservation architect who is familiar with building systems, historic architecture and integrity, and code requirements. For example, depending on what the BLM ultimately proposes for the ranch and/or individual buildings, disability access (ADA) will most likely need to be addressed. Additionally, due to the historic landscape component of the property, it may also benefit from a landscape HSR, completed by a preservation landscape architect. The SHPO comments should be incorporated as management recommendations by reference, and actions implemented as part of the management plan.

Periodic monitoring of site condition, especially architectural features, should be implemented for National Register properties within the land exchange parcels. The Nevada SHPO supports a site stewardship program that “offers an opportunity for concerned citizens to participate proactively with the agency cultural resource specialists to protect "at risk" heritage resources. The program is designed to monitor selected sites for natural or manmade degradation, as well as to create a "presence" on a regular basis in order to prevent looting and vandalism by recording and reporting these activities, should they occur.” (<http://nevadasitestewards.org>). The Friends of Silver Saddle Ranch is a local, non-profit already dedicated to preservation of the ranch and ideally could align with the site steward program to provide monitoring oversight.

RECOMMENDED ACTION(S)

The following actions are recommended regarding Cultural Resources:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.

5.3.6 Disc Golf

Disc golf, or Frisbee golf, is a sport played with a plastic Frisbee and tossed by individuals from a tee area, around a course and aimed at a target or “hole.” The most common target is called a Pole Hole, an elevated metal basket. Similar to traditional golf, the objective is to complete each hole with the fewest throws.

The first recorded concept of disc golf dates back to the 1920s, however the sport didn’t quite develop until the 1970s. Coincidentally, the first contests were organized about the same time on each coast. Marketing and promotion of the sport led to increased interest, and the Professional Disc Golf Association (PDGA) was formed around 1976 to guide the rules of play. The PDGA reports a continuing increase in the number of disc golf courses and events around the world. Over the last decade, the number of courses has more than doubled and the number of PDGA sanctioned events has tripled. In the United States, the number of courses increased from 3,180 in 2012 to 3,429 in 2013.

In the Northern Nevada area, the Reno Disc Golf Association (RDGA) represents the local disc golf community. The RDGA organizes events and tournaments, provides information for its members, and conducts advocacy and fundraising for existing and new courses.

Within the regional vicinity of Carson City, there are at least 11-disc golf courses (Dayton, Reno, Truckee, Lake Tahoe, Indian Hills and Markleeville). At least one more course has been approved for planning and development (Sun Valley Regional Park in Washoe County). Until recently, Carson City had not received many requests for the development of a disc golf course. Disc golf was identified in the Charrette as a potential recreation use in the Management Area as well as its potential to bring tournaments, people and money. The Morgan Mill / Deer Run area was

identified as a potential location (then privately-owned, today considered the Morgan Mill Preserve Open Space).



Photo 40a and b. Disc golf examples from the Truckee River Regional Park.

Left: A Pole Hole disc golf basket. Right: Tee area

In 2012, the Parks and Recreation Commission began in-depth discussions with disc golf advocates. Several locations around town were reviewed and possible partnerships were discussed (such as Western Nevada College). Locations were evaluated for desirable site conditions including public access, parking, size, topography, natural obstacles, and potential for tournaments. To date, a 100+ acre area near the Pony Express Airpark on Flint Drive has been identified as the most desirable location.

During the evaluation process, various land-use areas and restrictions were identified such as:

- *Conservation Easement properties:* Disc golf is expressly prohibited per the terms of the easement.
- *Open Space properties:* At the present time, disc golf on open space properties is uncertain. Generally, lands acquired with open space funds shall be preserved and managed in a near natural condition (CCMC 13.06.100). It is anticipated that natural resources would be negatively impacted from day-to-day and tournament use, and the semi-permanent nature of improvements and facilities may exceed expectations of passive recreation. Grant-funding agreements and respective agencies that facilitated the purchase of open space may need to be consulted. With that said, disc golf may be acceptable in already disturbed areas. A property-by-property review and analysis should be considered in the decision-making process.
- *Parks properties:* No specific restrictions are known or anticipated. These properties may be suitable for a disc golf course.

RECOMMENDED ACTION(S)

The following actions are recommended regarding Disc Golf:

- ✓ Continue communication and coordination with disc golf advocates regarding a suitable site in Carson City.

5.3.7 Dogs

Dogs, leash laws, and related restrictions are one of the most controversial subjects in the management of parks and open space across the nation. Dog owners enjoy sharing the fresh air and freedom of the great outdoors with their pets. Meanwhile, land managers face challenges with balancing the different uses and users, the environment, livestock and wildlife interactions, and other conflicts.

Within the Management Area, most areas are open to the public and dogs are allowed off-leash if under voice command. The few exceptions include:

- *Conservation Easement properties:* The Silver Saddle Ranch pastures are reserved for agricultural uses and are closed to the public. A ¾-mile long riparian corridor along the river and mitigation wetlands are reserved for wildlife protection and are closed to the public.
- *Open Space properties:* The unnamed ranch lands on the north side of Carson River Road (Andersen and Jarrard Ranch acquisitions) are reserved for agricultural uses and are closed to the public.
- *Park properties:* Riverview Park has signs posted near the wetlands to inform visitors of the waterfowl habitat and prohibit dogs from entering the water.



No additional areas or restrictions have been identified at the present time. However, the protection of wildlife and their habitat was emphasized in the Conservation Easement and Open Space Plan. The Open Space Plan further identified the acceptance of possible regulations and restrictions if necessary for environmental reasons, including the requirement to keep dogs on leash. Leash laws or restrictions help in preventing the harassment of birds, ducks, deer, and other wildlife.

Staff has received a few specific requests for dog-related activities. One activity is associated with tracking. Some dog owners simply enjoy watching their dogs, but others learn and practice according to American Kennel Club guidelines. The agricultural pastures are a desirable location due to the various scents. Another request is associated with training dogs to flush and retrieve birds, and the desirable location is wetland areas. While it is anticipated that each request will be individually considered, the Open Space Advisory Committee and Board of Supervisors may determine acceptable and compatible uses.

Throughout Carson City, dog waste is a significant issue. Every dog owner should take responsibility to clean-up after their pet and properly dispose of the trash. If dog waste is left behind, it is unsightly and foul to other residents and recreational users. Additionally, if staff need to clean-up dog waste, it impacts their time for other maintenance needs. Dog waste can contain harmful organisms like E. coli, giardia, salmonella, roundworms, hookworms, and cryptosporidium. These can be passed on to humans, pets, wildlife, and livestock and may cause health problems. In contrast to wildlife feces, dog waste doesn't biodegrade quickly.



RECOMMENDED ACTION(S)

The following actions are recommended regarding dogs:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ Identify areas where leash laws or restrictions may be necessary.
- ✓ Install educational signage informing visitors regarding the importance of picking up dog waste.
- ✓ Install mutt-mitt stations and trash cans at trailhead locations.

5.3.8 Ecotourism

The International Ecotourism Society defines ecotourism as, “responsible travel to natural areas that conserves the environment and improves the well-being of local people.” The Society further states the following Principles of Ecotourism:

Ecotourism is about uniting conservation, communities, and sustainable travel. This means that those who implement and participate in ecotourism activities should follow the following ecotourism principles:

- Minimize impact.
- Build environmental and cultural awareness and respect.
- Provide positive experiences for both visitors and hosts.
- Provide direct financial benefits for conservation.
- Provide financial benefits and empowerment for local people.
- Raise sensitivity to host countries' political, environmental, and social climate.

Most, if not all, of the properties in this Management Plan have the potential for contributing to ecotourism in Carson City. Comstock-era mining, remnants of historic mills and other sites provide an insight into the early days of the gold and silver rush frenzy. The agricultural lands and various structures provide a visual opportunity to experience ranch living. The natural environment with its protected floodplain, native plant communities and wildlife provide additional education opportunities to build environmental awareness and respect. Interpretive programs, discussed in a later section, are an essential component in developing and implementing ecotourism activities.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding ecotourism:

- ✓ Consider the principles of ecotourism in management of the plan lands.

5.3.9 Floodplain and River Environment

The Carson River riparian corridor and floodplain are central components of the Management Area. The river environment is of particular interest because of the water, recreation, habitat and flood conveyance values provided.

The Carson River Watershed Regional Floodplain Management Plan (Carson Water Subconservancy District, 2008) emphasizes the importance of functional river floodplain lands. This is referred to as a “Living River.” The Living River vision has been embraced by Carson City and is defined as follows:

- Connects river with its floodplain.
- Minimizes disruption and alteration of river and riparian habitat.
- Conveys variable flows and restores habitat in floodplain.
- Balances sediment input with sediment transport.
- Keeps structures out of unstable, unsafe areas near valley bottom channels.

A Living River provides multiple benefits such as:

- Fish and wildlife habitat.
- Water quality and supply enhancement.
- Aesthetic and recreational qualities.
- Enhances the human environment.

Low risk to humans and structures because of building and development restrictions, rather than structural protections which may fail during large storm events.

Pasture and ranch land uses are considered to be consistent with a Living River approach when the type of agricultural development does not require levies or other structural controls for flood flows. Providing ways to protect and sustain these agricultural lands is a high priority.

Carson City Municipal Code

CCMC 12.09.080 identifies the importance of protecting floodways. Water, Sewage and Drainage – Flood Damage Prevention – Provisions for flood hazard reduction:

6. Floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:
 - a. If a floodway has not been designated within the special flood hazard areas established in Basis for Establishing Areas of Special Flood Hazard, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1—30 and AE, unless it has been demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 0.99 foot at any point within the community.
 - b. In designated floodways located within the special flood hazard areas established in Basis for Establishing Areas of Special Flood Hazard encroachment shall be prohibited, including fill, new construction, substantial improvements, storage of equipment or supplies, and any other development within the adopted regulatory floodway; unless it has been demonstrated through hydrologic and hydraulic analyses, performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge, and the Federal Emergency Management Agency has issued a Conditional Letter of Map Revision (CLOMR).
 - c. If the above “a and b” in Floodways have been satisfied; all proposed new development and substantial improvements will comply with all other applicable flood hazard reduction provisions of Provisions for Flood Hazard Reduction.
 - d. No manufactured homes shall be placed in a floodway except in existing manufactured home parks or existing manufactured home subdivisions.

RECOMMENDED ACTION(S)

The following actions are recommended regarding floodplain:

- ✓ Continue to embrace the Living River vision for the Carson River corridor.
- ✓ In order to preserve and protect cottonwood galleries, continue wrapping and maintaining chicken wire around tree trunks, manage beaver populations and plant cottonwoods where applicable.
- ✓ Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor.
- ✓ Support the efforts of BLM, The Nature Conservancy, the CWSD and other organizations in their ongoing acquisition and protection of critical floodplain lands along the river corridor.
- ✓ Work with natural resource agencies to improve bank stabilization and riparian vegetation in the river corridor.
- ✓ Improve and stabilize river access areas.

5.3.10 Fuels Management

Fuels management is an essential component of land management. In addition to the costly expense of suppression and wildland rehabilitation, wildfires result in habitat loss, soil erosion, weed invasion and structure damage. Wildfires are ignited from either natural or man-made sources and may spread from the natural environment to residential areas or vice-versa.

Carson City has a Community Wildfire Protection Plan (CWPP) which includes a risk / hazard assessment and recommended fuels treatments for various neighborhoods (RCI, 2009). In the Management Area, three neighborhoods were identified for fuels reduction and defensible space projects: Edmonds-Prison Hill, Mexican Dam, and Pinion Hills. In addition to these neighborhoods, fuels reduction projects have been implemented in Riverview Park and along the Mexican Ditch Trail.



**Mastication fuels treatment
along the Mexican Ditch Trail**

Vegetation may be cut, mowed, chipped, removed, burned or otherwise treated to reduce fuels and the potential for wildland fire in accordance with the conservation purpose and values. A low density plant composition of perennial grass and native shrubs is preferable to flammable cheatgrass. Cheatgrass is a non-native, invasive, annual grass.

The Carson City Fire Department is responsible for fire suppression on the lands owned by Carson City and has agreements to provide assistance on adjacent public lands. The policy for all

properties in this plan is full suppression, therefore all fires will be extinguished as soon as possible and not allowed to burn.

RECOMMENDED ACTION(S)

The following actions are recommended regarding fuels management:

- ✓ Maintain fuels reduction projects to provide for defensible space.
- ✓ Review, maintain and/or develop access for emergency vehicles.
- ✓ Continue collaboration with the Fire Department to identify the appropriate treatments and develop site specific plans.
- ✓ Monitor fuels reduction projects to evaluate the reestablishment of desirable grasses and shrubs.
- ✓ When fires occur, the burned areas should be seeded in the first fall or winter after the fire to avoid weed invasion and soil erosion. The seed mix should contain native and adapted plant species suitable for the site.

5.3.11 Hunting

Hunting is regulated by the Nevada Department of Wildlife (NDOW). According to NDOW, all areas are open to hunting unless posted as closed. The Conservation Easement expressly prohibits hunting at the Ambrose CRNA, Prison Hill Recreation Area, and Silver Saddle Ranch. Hunting opportunities on other lands are generally restricted per the CCMC regulations related to firearm use. However, some properties, such as Carson River Canyon Open Space, are not currently subject to the CCMC regulations related to firearm use. In consideration of a request to consider waterfowl hunting on the Carson River Canyon Open Space, the OSAC discussed hunting regulations on November 16, 2015. The discussion also considered hunting on three Open Space properties located on the west side of town, which are surrounded by state and federal lands and in which hunting is allowed. The OSAC approved by a 4-3 vote to allow limited hunting opportunities. On the Carson River Canyon Open Space, the recommendation limited hunting by shotguns during waterfowl season only. The season of use will follow NDOW regulations but it is generally September through January. The OSAC added that increased passive recreation in the future may necessitate a total ban on hunting.

Permitted and Restricted Uses Summary

- *Conservation Easement properties:* Per the terms of the easement, hunting is expressly prohibited.
- *Open Space properties:* Currently, hunting is not specifically addressed in the Open Space ordinances. It may be considered on a case-by-case basis and in consideration of adjacent land uses.
- *Parks properties:* CCMC 13.02.140 Flora and Fauna: (2) No person shall take, seize, molest, injure, catch or hunt any bird, reptile, fish or animal in any park. (3) This section shall not

apply to persons having received prior written permission from the director, or in areas designated for such use.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding hunting:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ If hunting is allowed, post notices to inform all users. The notices should include restrictions and seasons of use.

5.3.12 Interpretive Programs

Interpretive programs share the natural, cultural and environmental information in a fun and educational way. Interpretive programs increase the enjoyment of an area by providing a better understanding of the resources. Interpretive methods include but are not limited to:

- Kiosks designed to blend in with the surrounding environment.
- Brochures, volunteer training, community outreach.
- Environmental education components based on an understanding of teaching curriculum requirements.
- Outdoor teacher and student workshops including field studies and overnight programs.

The Carson River watershed has several excellent existing interpretive programs, opportunities, and organizations to draw from. For example:

- Interpretive hikes led by staff or volunteers.
- CWSD, Carson River Coalition, Education Working Group
- NDEP Annual Snapshot Day for water quality monitoring
- Carson High School Ambrose CRNA trail and interpretive brochure
- River Wranglers
- Friends of Silver Saddle Ranch

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding interpretation and interpretive programs:

- ✓ Develop an Interpretive Program to introduce visitors to the natural environment and the historic resources.
- ✓ Use existing successful programs and materials for environmental education.
- ✓ Consider developing an interpretive center at Silver Saddle Ranch.

- ✓ Develop educational and specimen displays, an outdoor classroom laboratory, intern, docent, and citizen science opportunities.

5.3.13 Off-Highway Vehicle Use

Throughout the Management Plan, OHV use refers to vehicular recreation in contrast to vehicular access and travel along established dirt roads to a destination. NRS 490.060 defines “off-highway vehicle” as a motor vehicle that is designed primarily for off-highway and all-terrain use. The term includes, but is not limited to: (a) an all-terrain vehicle; (b) an all-terrain motorcycle; (c) a dune buggy; (d) a snowmobile; and (e) any motor vehicle used on public lands for the purpose of recreation. Street vehicles with four-wheel drive are included in this category.

OHV use is a rapidly growing recreation activity. In recent years, there has been increased public outreach regarding safe and responsible travel. One example is the Nevada OHV Public Information Project (www.nevada-ohv.org) which has released billboard and radio advertisements. As of July 2012, a new law under NRS 490 requires registration of OHVs. A portion of the registration fees remains with the Department of Motor Vehicles, and the balance goes to the Fund for Off-Highway Vehicles. The Commission for Off-Highway Vehicles is responsible for allocating these funds for various projects related to OHVs.

Throughout the Management Area, there has been a history of irresponsible use and trespass by OHVs due to the lack of land management and enforcement. This trespass has led to unauthorized trail development. 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.

Generally, OHV use is only allowed in designated areas and on established roads. The various land-use areas and restrictions are identified below:

- *Conservation Easement properties:* The only areas open to OHV recreation are the south end of Prison Hill and the staging area and trails located east of Sierra Vista Lane.
- *Open Space properties:* Planning and guidance documents have continuously identified passive recreation and non-motorized use on open space properties.
- *Parks properties:* CCMC 13.02.100 Vehicles: No person shall operate or park any vehicle, as defined in the Nevada Revised Statutes (NRS), within a park except in areas designated for such use.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding OHV use:

- ✓ During high and extreme fire danger, use signage to notify users that hot exhaust systems can ignite dry grasses and recommendations to carry equipment to extinguish small fires.

- ✓ Use fencing, signs, public outreach and education, and other improvements to assist in managing motorized uses.
- ✓ Install and maintain consistent OHV boundary signs.
- ✓ Install and maintain barriers to exclude vehicle access into non-motorized use areas, the riparian corridor, floodplain and other sensitive areas.
- ✓ Rehabilitate damaged areas.
- ✓ Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify, designate and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc.
- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
- ✓ Maintain a regular presence with the Park Ranger and other staff or volunteers for public awareness, information and enforcement.

5.3.14 Public Safety

The Parks, Recreation and Open Space Department currently employs one Park Ranger who patrols all of the properties within the Management Area as well as other areas throughout Carson City. The Park Ranger provides the first contact and source of information regarding rules and regulations. The Park Ranger is non-commissioned (does not carry a firearm) and has the authority to issue citations for misdemeanors and code violations, if necessary. The Park Ranger has direct contact with the Sheriff's Office, who is the primary department responsible for law enforcement in Carson City. The Sheriff's Office also has an agreement with the BLM for responses on properties adjacent to the Management Area.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding public safety:

- ✓ Continue coordination with the Sheriff's Office for law enforcement assistance.
- ✓ Continue coordination with the Fire Department for public safety on the Aquatic Trail.
- ✓ Develop protocols for staff and volunteers for patrolling the properties and enforcement.
- ✓ Ensure appropriate training for staff and volunteers such as personal safety, wilderness first aid and CPR, and protocols for wildlife encounters.

5.3.15 Shooting

Throughout Carson City, there are facilities to accommodate different shooting interests. The Capitol City Gun Club provides a skeet and trap range, the John D Winters Centennial Park Complex offers an archery range, and a rifle and pistol range is located near the sanitary landfill. The Carson City Parks Division manages the latter two locations and conducts regular trash clean-

up, fuels management, and weed control. Although designated areas are available, illegal target shooting remains a common activity in the Management Area.

There are several concerns associated with illegal and indiscriminate target shooting. In addition to the concerns of public safety, there is litter from shell casings, garbage and hazardous waste from targets (i.e. appliances, furniture, propane bottles, and vehicles), and the possible risk of wildfire from sparks and ricochets.

In general, shooting is the act or process of firing firearms or other projectile weapons such as bows or crossbows. Neither slingshots nor paintball guns are considered a firearm; however, both require a shooting action and have the potential to harm people and animals.

The regulations in the CCMC are applicable throughout Carson City. After the land transfer is complete, the same regulations will apply to the Ambrose CRNA, Prison Hill Recreation Area, and Silver Saddle Ranch.

CCMC 8.12.010 Public Peace, Safety and Morals – Firearms – Discharge of firearms unlawful:

- 1 It is unlawful for any person to fire off or discharge:
 - a) Any gun, rifle, pistol or other firearm, with the exception of shotguns, air rifles and B-B guns, within five thousand feet (5,000 & prime) of any dwelling, building or other place of public resort within Carson City;
 - b) Any shotgun, air rifle or B-B gun within one thousand feet (1,000 & prime) of any dwelling, building or any other place of public resort within Carson City;
 - c) Any gun, pistol, rifle, shotgun, air rifle, B-B gun or other firearm in, on or across any public road or highway;
 - d) Any gun, rifle, pistol, shotgun, air rifle or other firearm, without exception, within five thousand feet (5,000 & prime) of the Carson River in the area between Deer Run Road Bridge and the McTarnahan Bridge site;
 - e) Any gun, rifle, pistol or other firearm, with the exception of shotguns, air rifles and B-B guns, within five thousand feet (5,000 & prime) of the Carson River in the area between the McTarnahan Bridge site and the Douglas County line; provided, however, that the other limitations of subsections (a) and (b) shall apply to discharge of firearms within this area.
 - f) It is unlawful for any person to discharge slugs from a shotgun within five thousand feet (5,000 & prime) of any dwelling, building or other place of public resort within Carson City.
- 2 This section does not apply to peace officers or to persons shooting in any regularly established and lawfully authorized and licensed rifle range, gun club or shooting gallery or to any person lawfully discharging a firearm in protection of life or property.

Recent public comments have expressed concern and confusion with the regulations as they relate to the different firearm use, distances, and locations. Regarding the term “place of public resort,” Carson City Deputy District Attorney Randy Munn provided the following comment to staff (Email communication, 2014):

Clearly, 8.12.010 does not make discharge of a gun in all locations of “Open Space” unlawful... Based upon the following law, it cannot be said that all “Open Space” is a “place of public resort.” Based upon the context of its usage in both the City’s ordinance and the NRS criminal code, a “place of public resort” would likely be construed by a Court to be a physically improved place (or space) designed or designated as a place where the public congregates relatively close together for various purposes. For example, a picnic area with tables in a congregated area. Discharging a firearm in an area where the public congregates is inherently dangerous. Clearly, there may be physically improved areas of “Open Space,” where it is designed to promote the relatively close congregation of the public in one or more areas... these areas would likely be construed as a “place of public resort.”

Permitted and Restricted Uses Summary

City-wide: CCMC 8.12.010 Public Peace, Safety and Morals – Firearms – Discharge of firearms unlawful: listed above.

- *Conservation Easement properties:* While the conservation easement does not specifically identify shooting, it does expressly prohibit hunting.
- *Open Space properties:* CCMC 13.06. Target shooting is incompatible with purpose of the open space to provide passive recreation opportunities.
- *Parks properties:* CCMC 13.02.220 Activities Limited: No person within any park shall engage in model airplane flying, golf, archery, baseball, softball, football, soccer, volleyball or any similar games of a possible hazardous nature except at places designated for such purposes.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding shooting:

- ✓ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.

5.3.16 Signage

Signage is an important component of this Management Plan in order to improve and maintain public awareness, education, and regulations. Examples of sign classifications / types / functions are provided in the following list:

Identification – These signs help to orient the visitor and identify important areas and facilities such as major and minor entrances and boundaries.

Accessibility – These signs identify particular areas, facilities or programs that are universally accessible.

Bulletin Boards / Kiosks:

- **Bulletin Boards** – Bulletin boards typically have just one or two useable sides and are large enough to post rules, regulations, and other information pertinent to a particular site.
- **Kiosks** – Kiosk are often associated with entrances, trailheads, or visitor centers. They can display site specific information including interpretive panels and programs.

Informational Signs:

- **Dedication / Memorial**
- **Interpretive / Wayside**
- **Safety information** – such as “Know Before You Go” and emergency contact information.

Directional Signs:

- **External (off-site)**
- **Internal (on-site)**

Regulatory / Warning / Security Signs:

- **Rules and regulations** – associated with facilities and operations to enhance public recreation activities, safety and resource protection (i.e. dumping, shooting and overnight camping).



Kiosk



Trail Marker

Traffic:

- Warnings / Hazards / Security
- Government Regulated
 - > Human Resources Required Postings
 - > Material Safety Data Sheet (MSDS)
 - > Partnership Requirements

Miscellaneous:

- Temporary Signs
- Land- and Water-Based Recreation Signs/ Trail Blazes/ Markings
- Off-Highway Vehicles
- Grant Fund Acknowledgment
 - > Temporary Signing
 - > Permanent Signing

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding signage:

- ✓ Develop sign standards. The standards should include size, color, font, city and/or department logo, etc. Nevada State Parks has a sign manual that could be used as a template.
- ✓ Develop a sign plan prior to installing signs. The plan would include objectives, sign locations, content, layout, cost estimate and a maintenance plan.

5.3.17 Trails

There are a wide variety of trails in the Management Area ranging from planned and sustainable to historic and user built and unsustainable trails. Sustainable trails are slightly outsloped and require minimal maintenance. They are general not steep and they follow the contours of the hillsides and meander and undulate frequently to shed water from the trail surface. Currently there is no comprehensive database or map of the trail system in the management area.

The UPMP is Carson City’s guide for trails, pathways and on-street bicycle facilities throughout the Management Area. The UPMP and the Carson River Master Plan specify that the trail and pathway actions should:

- Incorporate pathways in the planning and development of parks and other recreational / open space areas, utility corridors, and other linear corridors.
- Complete the “missing links” to ensure a continuous network of pathways that are free of gaps and barriers.

- Educate pathway users with respect to etiquette and safety. Where pathways are located on, adjacent to, or intersect with roadways, educate both pathway users and motorists regarding compliance with traffic laws.

Trail Guidelines

The following trail guidelines are from the UPMP, the Charrette and the Carson River Master Plan:

- Off-street trails shall be designed for multiple uses unless constrained by available land (steepness, right-of-way, and width), incompatible adjacent land uses, the comfort and safety of users, or environmental considerations.
- OHV use should only be allowed on designated areas, routes or trails.
- Horses are allowed on all streets in Carson City. In areas with high concentrations of horse ownership, equestrian routes may be signed to alert drivers and cyclists.
- In order to minimize impact to private properties, off-street trails should generally be aligned along property lines or in locations compatible with existing or proposed land uses, so long as the intent of the pathways system is accomplished.
- Carson City may periodically close trails for wildlife protection, rehabilitation, or other environmental issues.
- For the protection of wildlife, it is recommended that a 150-foot buffer zone be established along the river. This buffer zone would be measured from the ordinary and permanent high water mark. There may be conditions such as topography, vegetation density, cultural sites, private land holdings, wetlands, and so forth that would not allow the full 150-foot buffer from the river.
- To enhance the trail experience for visitors, bicycle trails should be designed in short loops of 5-10 miles for use by children and families and greater than ten miles for those wanting a longer distance and/or more challenging opportunity. Hiking trails should be designed in short loops of 2-3 miles for children and families and 3-10 miles for those wanting a greater distance and/or more challenging opportunity.
- Trails adjacent to private property should have natural visual barriers.
- Construct new pathways for sustainability, according to industry standards, and when possible, for accessibility. Resources include: The American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities for bicycle transportation facilities; Trail Solutions: International Mountain Bicycling Association's (IMBA) Guide to Building Sweet Singletrack for trails open to mountain bike use; and the USFS's Accessibility Guidebook for Outdoor Recreation and Trails. Many other resources are also available.
- The Parks, Recreation and Open Space Department will plow the snow from paved paths as resources allow.

Trail Signs

Signs add to the enjoyment, convenience, and safety of pathway users. Pathway signs perform some or all of the following functions:

- *Direction:* On-street signs to direct people to trail access areas. The design of these signs should be coordinated with the Carson City Public Works Department, Streets Division. On-street signs should conform to the Manual of Uniform Traffic Control Devices and therefore may differ in size and style from trail signs.
- *Guideposts:* Small trail markers used to mark points of interest and distance. Guideposts should also be used to provide location information for emergency response.
- *Information:* These signs may include a map with a “You Are Here” orientation and provide information about the trail, connections to other trails and parks, trail etiquette and rules, and seasonal closures. They may also acknowledge groups and individuals that contributed to the funding, maintenance, or construction of the trail.
- *Interpretive:* Interpretive signs are located at a relevant place to provide interpretation of the area, such as natural or historical elements.
- *Regulatory:* Rules and regulations should be located at all trailheads. The regulations should include trash pickup, animal waste pick-up, warnings about potential safety hazards, and permitted and/or prohibited uses in the area. On paved trails, small, trail-sized versions of traffic signs (stop, yield, curves, slow, dismount, etc.) may be used to alert pathway users to unexpected conditions.

Trailhead and Trail Access Areas

The term “trailhead” is a combination of the definitions and elements described in the UPMP, Charrette and the Carson River Master Plan. A Trail Access Area usually has none or very few amenities. As funding allows, trailheads should include the following components:

- Benches
- Bicycle racks
- Dog waste disposal stations, where dogs are allowed, and strategically placed along the trails, where feasible.
- Parking, paved or unpaved, designed to restrict OHV use outside of the parking area
- Picnic tables
- Restrooms, either permanent or temporary
- Signage
- Trash cans. At remote locations, signage should inform visitors to “Pack It In, Pack It Out.”
- Equestrian facilities:
 - > Adequate, unpaved pull-through parking for horse trailers

- > Hitching posts and/or rails at trailheads, destinations, and rest areas along the trails
- > Mounting blocks
- > Water troughs or other facilities for clean drinking water, where practical

RECOMMENDED ACTION(S)

The following actions are recommended for trails:

- ✓ Develop a detailed report and trail guide for all designated trails, trailheads and access areas. The detailed report and trail guide would be developed in collaboration with local organizations and stakeholders and would provide comprehensive information for residents and visitors.
- ✓ Educate user groups regarding the importance of staying on existing trails and the negative impacts from social trails and shortcuts such as erosion, impacts to wildlife, trespass on private property, and trail expansion (i.e. foot path to bike path to motorcycle trail to double track).
- ✓ Develop a prioritization schedule and implement the recommended components for motorized and non-motorized areas discussed in this Management Plan including:
 - > Fencing, signs, public outreach and education and further improvements to assist in managing motorized and non-motorized uses.
 - > Increase public awareness to limit or restrict access during flood danger, during high or extreme fire danger, during maintenance or construction activities, or for wildlife protection such as during nesting season.
 - > Designate all trail uses or restrictions on equestrians, pets, bicycles, OHVs, etc.
 - > Develop a map and/or trail guide with designated trails and trailheads.
 - > Restrict motorized use in sensitive areas such as the riparian corridor.
 - > Detail the content for annual trail inspections by Open Space staff and/or volunteers.
 - > Provide loop trails with various distances.
 - > Along the river corridor, restrict trails to single-track for hikers and equestrians. This would permit access to the river while minimizing impacts to the habitat.
- ✓ Evaluate and manage existing trails, trailheads and access areas:
 - > Evaluate and manage single-track trails to minimize conflicts between user groups (motorized uses, equestrian, mountain bike, and pedestrian).
 - > Evaluate existing trails according the UPMP guidelines, various trail standards (AASHTO, IMBA, USFS), and accessibility requirements. Trails not meeting the standards should be improved, modified, realigned, or decommissioned and rehabilitated. Each trail should be reviewed for the best use for that specific site.
 - > Close and rehabilitate non-designated access areas and redundant trails.
 - > Review all trailheads for placement of the above amenities.

- > Coordinate with Public Works to develop a schedule and budget for road maintenance or upgrades where appropriate.
- ✓ Provide outreach information regarding trail etiquette including safe and polite conduct on multi-use trails with multiple user groups to avoid conflicts and accidents (i.e. mountain bikes and horsemen or motorized vehicles and other users).

5.3.18 Water Resources

Water is an essential element throughout the Management Area. Not only is water necessary to maintain the agricultural pastures, wetlands, and wildlife habitat, but it is desirable for landscaping, potable drinking water, and other uses. A variety of water-based recreational opportunities are provided by the Carson River.

The Silver Saddle Ranch agricultural pastures and mitigation wetlands, the unnamed Open Space Property (Andersen Ranch and Jarrard Ranch acquisitions), and Riverview Park receive water from the Mexican Ditch. The surface water rights associated with these properties fall under various agreements.

Silver Saddle Ranch

For Silver Saddle Ranch, the previous private landowners made a place of use and manner of use change of the Silver Saddle Ranch Alpine Decree Water surface rights under Permit 62775. Carson City Utility Division later purchased these water rights for municipal and industrial uses within Carson City. The 80-acre agricultural lands are irrigated under a surface water permit that transferred a portion of the water held under the municipal use Permit 62775 to an agricultural use (personal communications with Bruce Scott, Resource Concepts Incorporated and water rights consultant to the Carson City Utility Division) (Baseline Condition Report).

Unnamed Open Space Property (Anderson Ranch and Jarrard Ranch)

Water rights were not purchased with the Andersen Ranch and Jarrard Ranch acquisitions. The value of the water rights was substantially more than the purchase price of the land. Under the terms of the Purchase and Sale Agreement, the sellers retained full access to the property for ranching operations as long as they hold water rights up to four years beyond the sale of water rights.

The water rights for these properties are administered by the State Engineer under the Alpine Decree. During summer months when there is an inadequate amount of water to supply all water rights, the river goes on regulation and the Federal Water Master enforces delivery based on priority. The more senior priority receives water before a more junior priority within the same river segment.

Since these properties receive water from the Mexican Ditch, the water right owners are also considered stakeholders with the Mexican Dam and Ditch Company. The Mexican Dam and Ditch Company is responsible for maintenance of the dam, ditch, and easements along both sides of

the ditch. Based on discussions with Michael Andersen, President of the Mexican Dam and Ditch Company and current contractor at Silver Saddle Ranch, the Mexican Dam has become more functional and stable due to improvements throughout recent years after flooding events, particularly after the flood of 1997.

The lack of water and water rights will present a challenge to keep the fields “green” as expressed by the Open Space Advisory Committee and the Board of Supervisors. Alfalfa and pasture grass certainly will not grow in the Great Basin environment without irrigation. Unirrigated agricultural land is extremely difficult to reclaim and avoid weed infestations. For instance, other land management agencies have spent a significant amount of money to reclaim unirrigated agricultural land, such as Dorostkar Park in Reno and the Rosaschi Ranch near Bridgeport, without much success.

Reclaimed water has been considered as a water source. In 2007, Walker and Associates provided comments regarding the use of reclaimed water and the potential impacts of increased nutrients. Carson City’s reclaimed water currently has nitrogen levels higher than drinking water standards. Therefore, the NDEP would require an effluent management plan including preventing effluent water from entering the Carson River. Currently, Carson City does not have a surplus of reclaimed water and there is no infrastructure to bring reclaimed water to the irrigated fields.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding water resources:

- ✓ Assess the feasibility of using existing water sources such as transferring non-potable water from the seeps in the Carson River Canyon and the conversion of Well #47, located off of Buzzy’s Ranch Road and which has elevated fluoride concentrations for agricultural use.
- ✓ Continue coordination with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures, wetlands, and other potential uses.
- ✓ In collaboration with the Mexican Dam and Ditch Association, investigate the opportunity to maintain and enhance the Mexican Dam for stability, safety, and recreational uses.
- ✓ Purchase and/or lease Carson River water rights for agricultural uses.

5.3.19 Weed and Invasive Aquatic Species Control

Invasive and noxious species, are a concern throughout the Management Area. Weeds contribute to natural resource degradation by displacing native vegetation, increasing the potential for wildland fires, and decreasing wildlife habitat and water quality. Weeds also affect human health and safety, impact recreation opportunities, and decrease land values by invasion of productive agricultural lands.



Yellow Star Thistle

There are two types of weeds of concern in the Management Area: 1) noxious weeds and 2) invasive weeds. Management for noxious weeds is required by state and federal law while control of invasive weeds is not.

The term “noxious weed” is a legal and regulatory designation. The NRS 555.005 says noxious weeds are: “... any species of plant which is, or is likely to be, detrimental or destructive and difficult to control or eradicate.” There are currently 47 species on the Nevada Noxious Weed List, which is in Nevada Administrative Code (NAC) 555.010. In the Management Area, the known noxious weeds include Canada thistle, hoary cress, perennial pepperweed, poison hemlock, tamarisk, and yellow star thistle. Landowners are required by NRS 555 to remove noxious weeds on their property. NRS 555.150 states, “every person owning, controlling or occupying lands in this State, and every county, incorporated city or district having the supervision and control over streets, alleys, lanes, rights-of-way, or other lands, shall cut, destroy or eradicate all weeds declared and designated as noxious.”

Invasive weeds are not identified in the NAC. Although invasive weeds may cause similar impacts as noxious weeds, landowners are not required to eradicate them on their property. However, CCMC 8.08.060 (Public Peace, Safety and Moral – Nuisances – Property and premises maintenance) requires landowners to maintain their property, including weed removal. The Municipal Code defines weeds as “a useless and troublesome plant of negligible or no value and usually of uncontrolled growth”. In the Management Area, invasive weeds include bull thistle, Russian olive, and Russian thistle. These species are aggressive and are listed as noxious weeds by several other states.

It is more cost effective to prevent new invasions and eradicate small patches than to spend money trying to control or eradicate large existing patches. Therefore, it is necessary to understand how weeds spread in order to prevent new invasions. Wind, water, wild animals, birds, livestock, vehicles, people, and pets can all contribute to the spread of noxious weeds. Seeds can stick in animal fur, hide and hooves; in tire treads and other crevices of vehicles and bicycles; and in personal clothing and shoes. Roads and trails are convenient and significant vectors of seed dispersal and transport.

The principles and practice of “Integrated Pest Management” involves the use of comprehensive information including the understanding of individual plant species and a combination of control

methods. For example, hand-removal may eradicate some plants (i.e. yellow star thistle) but may exacerbate others (i.e. perennial pepperweed). The cutting and removal of seed heads only controls one method of plant reproduction. Some plants contain extensive root systems and reproduce through the roots and/or from roots fragments. In these instances, chemical application may be the only effective method of weed control and eradication. Additionally, weeds are most susceptible to chemical applications at different times of their growth cycle and at different times of the year. The Nevada Noxious Weed Field Guide, published by the University of Nevada Cooperative Extension, provides excellent information on weed identification and the various control methods.

An additional source of information is the Carson City Weed Coalition, which consists of private landowners, public land managers, federal, state, county, and local agencies, and other individuals with an interest in noxious and other invasive weed management. The Coalition provides weed control assistance through planning, coordination, funding, and labor. The Coalition also maintains a database and GPS coordinates of known weed infestations around the city.

Aquatic invasive species are also a threat to the Carson River ecosystem. The main species of concern are Eurasian watermilfoil, the New Zealand mud snail, and quagga and zebra mussels. Eurasian watermilfoil may be present in the Mexican Dam and Mexican Ditch areas. It is found in slow moving water and is present in Lake Tahoe. It grows to a thick mass and can be a safety hazard for swimmers. The New Zealand mud snail, and quagga and zebra mussels have not been documented in the Carson River system, but are found in nearby waterbodies such as Lake Tahoe. These species have moved across the United States via boats, rafts, etc. These species compete for food with the native species. The waste that is produced accumulates and degrades the ecosystem by using the available oxygen, creating an acidic water and by producing toxic byproducts. These pollutants are then passed up the food chain. Like all invasive species, they don't have a local predator to keep them in check and can "take over" an ecosystem.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding weed and invasive aquatic species control:

- ✓ Continue coordination and participation with the Carson City Weed Coalition including the identification of priority species and the annual work program.
- ✓ Continue with monitoring and providing updates to the noxious weed database through the Carson City Weed Coalition and/or the Nevada Department of Agriculture.
- ✓ Continue implementing weed control treatments, including chemical applications.
- ✓ Eradicate new infestation of invasive weeds, noxious weeds, and aquatic species following the principals of "Early Detection, Rapid Response".
- ✓ Coordinate with adjacent property owners in weed treatments.

5.3.20 Wetlands

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil for varying periods of time during the year. Wetlands are classified by the type of vegetation and the length of inundation. Wetlands provide a number of benefits ranging from flood control and water quality protection to ecosystem diversity and wildlife habitat. The natural streams, wetlands and open lands, with their water and related plant and animal life complement the scenic vistas and provide reminders of the area's early history.

Various levels of regulation and/or recognition are associated with the wetlands located throughout the Management Area. Within the conservation easement properties, the wetlands located on the north side of Carson River Road are a NDOT mitigation project. The wetlands are maintained by Carson City with water from the Mexican Ditch. Wetlands exist within the pastures at Silver Saddle Ranch and the unnamed Open Space property (Andersen and Jarrard Ranch acquisitions) to the north and are primarily related to flood irrigation and run-off.

The wetlands located at the southwest corner of Riverview Park are also associated with a mitigation project and subject to a deed restriction. In 1995, the Carson City Board of Supervisors approved a letter of intent with Stanton Park Development for the use of a portion of Riverview Park for wetlands mitigation. The mitigation was one condition of the permit from the Army Corps of Engineers (No. 199400227) to Stanton Park Development for development of a portion of the Empire Ranch golf course. (Carson City Board of Supervisors, April 20, 1995)

A Statewide Wetlands Investigation Project was completed in 2002. The project included a review of databases and field verifications of select sites. Several areas exhibited wetland characteristics, and the associated maps delineated wetlands at Silver Saddle Ranch, the unnamed Open Space property (Andersen and Jarrard Ranch acquisitions), and Riverview Park. Generally, after a delineated wetland has been identified, the information is forwarded to the Army Corps of Engineers for verification. If accepted, the wetlands are then considered a Jurisdictional Wetland. Corps verified wetland delineations are valid for only five years from receipt of verification letter.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding wetlands:

- ✓ Protect, enhance and practice adaptive management at the wetlands as appropriate or required.

5.3.21 Wildlife and Wildlife Habitat

Wildlife and wildlife habitat along the Carson River and adjacent areas are described by the Carson River Master Plan, 1996 and updated in 2001. Twenty-one wildlife habitats and five land types were defined and mapped or discussed with wildlife species habitat. The habitats include meadow, willow, cottonwood, upland shrub, agricultural field, pond, stream, etc. The area is used by over 200 different species including over 100 bird species, 41 mammal species, reptile species, 7 amphibian species, 15 bat species and birds, and 18 fish species.

Mammals include beaver, otter, vole, chipmunk, rabbit, badger, bobcat, mule deer, raccoon, coyote, and mountain lion. Bird types include ducks, shore birds, raptors, and small song birds. Rare birds such as sandhill cranes and bald eagles have been observed in the area. Reptiles include a variety of bats, lizards, and snakes including rattlesnakes.

Twenty-two species of reptiles are reported in and along the Carson River. Remnant populations of the Western pond turtle *Clemmys marmorata* are present in Carson Valley. This turtle is considered a "special status" species under the 1970 Endangered Species Act. In 1999 Western Pond Turtles have been observed near Eagle Valley Golf Course (Carson River Management Plan, 2001).

RECOMMENDED ACTION(S)

The following actions are recommended regarding wildlife and wildlife habitat:

- ✓ Heighten public awareness of the wildlife/wildlife habitat value of the Carson River corridor.
- ✓ Consider expanding riparian and wetland areas to provide habitat for birds and other wildlife.
- ✓ Maintain flood irrigation management on Silver Saddle Ranch to provide wildlife habitat.
- ✓ Protect existing riparian habitat and attempt to establish new cottonwood trees to replace over-mature stands.
- ✓ Continue beaver control practices and tree protection measures.
- ✓ Restore wildlife habitats that have been degraded.

5.3.22 Wild Horses

About half of the nation's wild horses free-roam on public lands in Nevada. The Wild Free-Roaming Horses and Burros Act of 1971, provides guidance towards the management of wild horses and burros. Under the Act, the BLM is required to manage wild horses and burros in Herd Management Areas (HMAs) and federal agencies are the only entities empowered to manage the herds. The federal law, as well as NRS 244.387, recognizes that horses may stray from public (federal) lands, but it is the responsibility of the landowners to inform the agencies and request removal, if desired.

The Pine Nut HMA is located in the Pine Nut Mountain Range just east of the Carson River. Wild horses commonly move from BLM lands through Carson City properties in order to access the Carson River. Some nearby residents have commented that they enjoy the presence of the horses. It should also be noted that people have been seen feeding them. It is against State Law to feed or provide water to wild horses.

In 2010, the BLM completed an Environmental Assessment (EA) and Decision Record for the Pine Nut Mountains Herd Management Horse Gather Plan in Carson, Douglas and Lyon Counties, Nevada. The EA identified appropriate management levels developed by an in-depth analysis of habitat suitability, resource monitoring, and population inventory data. The Proposed Action Alternative included gathering approximately 185 wild horses throughout the HMA for treatment with a fertility control vaccine.

In early 2013, the BLM conducted a round-up and removal of a small band of wild horses residing in and around the Ambrose CRNA. This band had separated from the much larger herd located within BLM's Pine Nut Mountains HMA. According to the BLM Issue Statement:

A small band of horses was identified as entering residential and city park areas outside the herd management area. These horses have caused intermittent problems along the urban edge by harassing domestic horses, visitors in nearby parks, equestrians and home owners and present a hazard for vehicle drivers by crossing paved roads. The Wild Horse and Burro Act does not provide authority for management of horses outside the HMA or off of public lands.

If wild horses return to the Carson City properties, the Parks, Recreation and Open Space Department does not plan to request removal of the wild horses except in cases of concern for human and horse safety or when damage to the natural resources is so severe that there are no other options. Carson City acknowledges that the BLM has jurisdiction over the management of wild horses, and the Parks, Recreation and Open Space Department intends to adhere to the stipulations of the Wild Free-Roaming Horses and Burros Act of 1971. Essentially, the current policies will continue to remain in effect.

The Parks, Recreation and Open Space Department does not plan to request removal of the wild horses except in cases of concern for human and horse safety or when damage to the natural resources is so severe that there are no other options. Carson City acknowledges that the BLM has jurisdiction over the management of wild horses, and intends to adhere to the stipulations of the Wild Free-Roaming Horse and Burro Act of 1971. Essentially, the current policies will continue to remain in effect.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding wild horses:

- ✓ If wild horses return to the area, monitor the natural resources for damage.
- ✓ Cooperate with the BLM in public outreach and education regarding wild horses.

5.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Management Considerations.

Table 16. Management Considerations – Action Summary

Management Issue	Recommended Action Items
Adjacent BLM Land	<ul style="list-style-type: none"> ▪ Enter into a Recreation and Public Purpose Agreement with the BLM for Carson City's use and management of the 51 acre and 27 acre parcels. ▪ Study additional areas for possible land exchanges or acquisitions that would be beneficial for the management of the area as a whole.
State of Nevada	<ul style="list-style-type: none"> ▪ Maintain communications with the Department of Corrections and evaluate opportunities.
Maintenance and Performance	<ul style="list-style-type: none"> ▪ The Open Space Division should institute a system to monitor and track user numbers such as traffic counters. This information should assist in determining levels of service, additional amenities, conservation planning, and updates. ▪ Continue private, public and local coordination for river clean-up activities.
Accessibility	<ul style="list-style-type: none"> ▪ Consider accessibility requirements in all new developments.
Agricultural Lands	<ul style="list-style-type: none"> ▪ Appropriate management of the agricultural lands is critical to the preservation of the historic landscape. Consulting with other agricultural agencies such as NRCS will be necessary for good stewardship of the agricultural lands. ▪ To maintain agricultural operations, the pastures should be closed to public use unless otherwise permitted. If necessary for parking and special events, limited and controlled use should only occur during periods of no irrigation or grazing. ▪ Review opportunities to add acreages to the irrigated properties. ▪ Identify agricultural practices to enhance carbon sequestration. ▪ Identify agricultural practices and forage species that minimize water use.
Camping	<ul style="list-style-type: none"> ▪ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability. ▪ Review opportunities for a designated camping area.
Carson River Mercury Site	<ul style="list-style-type: none"> ▪ Identify areas with high public use and determine whether soil testing should be conducted.
Cultural Resources	<ul style="list-style-type: none"> ▪ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability
Disc Golf	<ul style="list-style-type: none"> ▪ Continue communication and coordination with disc golf advocates regarding a suitable site in Carson City.

Management Issue	Recommended Action Items
Dogs	<ul style="list-style-type: none"> ▪ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability. ▪ Identify areas where leash laws or restrictions may be necessary. ▪ Install education signage informing visitors regarding the importance of picking up dog waste. ▪ Install mutt-mitt stations and trash cans at trailhead locations.
Ecotourism	<ul style="list-style-type: none"> ▪ Consider the principles of ecotourism in management of the plan lands.
Floodplain and River Environment	<ul style="list-style-type: none"> ▪ Continue to embrace the Living River vision for the Carson River corridor. ▪ In order to preserve and protect cottonwood galleries, continue wrapping and maintaining chicken wire around tree trunks, manage beaver populations and plant cottonwoods where applicable. ▪ Collaborate with resource management agencies to develop a Conservation Plan addressing water quality, wildlife habitat, and other related components for the river corridor. ▪ Support the efforts of BLM, The Nature Conservancy, the CWSD and other organizations in their ongoing acquisition and protection of critical floodplain lands along the river corridor. ▪ Work with natural resource agencies to improve bank stabilization and riparian vegetation in the river corridor. ▪ Improve and stabilize river access areas.
Fuels Management	<ul style="list-style-type: none"> ▪ Maintain fuels reduction projects to provide for defensible space. ▪ Review, maintain and/or develop access for emergency vehicles. ▪ Continue collaboration with the Fire Department to identify the appropriate treatments and develop site specific plans. ▪ Monitor fuels reduction projects to evaluate the reestablishment of desirable grasses and shrubs. ▪ When fires occur, the burned areas should be seeded in the first fall or winter after the fire to avoid weed invasion and soil erosion. The seed mix should contain native and adapted plant species suitable for the site.
Hunting	<ul style="list-style-type: none"> ▪ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability. ▪ If hunting is allowed, post notices to inform all users. The notices should include restrictions and seasons of use.
Interpretive Programs	<ul style="list-style-type: none"> ▪ Develop an Interpretive Program to introduce visitors to the natural environment and the historic resources. ▪ Use existing successful programs and materials for environmental education. ▪ Consider developing and interpretive center at Silver Saddle Ranch. ▪ Develop educational and specimen displays, an outdoor classroom laboratory, intern, docent, and citizen science opportunities.

Management Issue	Recommended Action Items
OHV Use	<ul style="list-style-type: none"> ▪ During high and extreme fire danger, use signage to notify users that hot exhaust systems can ignite dry grasses and recommendations to carry equipment to extinguish small fires. ▪ Use fencing, signs, public outreach and education, and other improvements to assist in managing motorized uses. ▪ Install and maintain consistent OHV boundary signs. ▪ Install and maintain barriers to exclude vehicle access into non-motorized use areas, the riparian corridor, floodplain and other sensitive areas. ▪ Rehabilitate damaged areas. ▪ Work with the OHV groups such as the Pine Nut Mountains Trail Association and others to identify, designate and maintain trails; develop relevant materials (maps, signs, brochures, etc.) and necessary rules and regulations, etc. ▪ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability. ▪ Maintain a regular presence with the Park Ranger and other staff or volunteers for public awareness, information and enforcement.
Public Safety	<ul style="list-style-type: none"> ▪ Continue coordination with the Sheriff’s Office for law enforcement assistance. ▪ Continue coordination with the Fire Department for public safety on the Aquatic Trail. ▪ Develop protocols for staff and volunteers for patrolling the properties and enforcement. ▪ Ensure appropriate training for staff and volunteers such as personal safety, wilderness first aid and CPR, and protocols for wildlife encounters.
Shooting	<ul style="list-style-type: none"> ▪ Develop a municipal code specific to open space properties, providing public awareness and enforcement capability.
Signage	<ul style="list-style-type: none"> ▪ Develop sign standards. The standards should include size, color, font, city and/or department logo, etc. Nevada State Parks has a sign manual that could be used as a template. ▪ Develop a sign plan prior to installing signs. The plan would include objectives, sign locations, content, layout, cost estimate and a maintenance plan.

Management Issue	Recommended Action Items
Trails	<ul style="list-style-type: none"> ▪ Develop a detailed report and trail guide for all designated trails, trailheads and access areas. The detailed report and trail guide would be developed in collaboration with local organizations and stakeholders and would provide comprehensive information for residents and visitors. ▪ Educate user groups regarding the importance of staying on existing trails and the negative impacts from social trails and shortcuts such as erosion, impacts to wildlife, trespass on private property, and trail expansion (i.e. foot path to bike path to motorcycle trail to double track). ▪ Develop a prioritization schedule to implement the recommended components for motorized and non-motorized areas discussed in this Management Plan. ▪ Evaluate and manage existing trails, trailheads and access areas. ▪ Provide outreach information regarding trail etiquette including safe and polite conduct on multi-use trails with multiple user groups to avoid conflicts and accidents (i.e. mountain bikes and horsemen or motorized vehicles and other users).
Water Resources	<ul style="list-style-type: none"> ▪ Assess the feasibility of using existing water sources such as transferring non-potable water from the seeps in the Carson River Canyon and the conversion of Well #47, located off of Buzzy’s Ranch Road and which has elevated fluoride concentrations for agricultural use. ▪ Continue coordination with Carson City Public Works for water rights and distribution system alternatives to fulfill the requirements of the irrigated pastures, wetlands, and other potential uses. ▪ In collaboration with the Mexican Dam and Ditch Association, investigate the opportunity to maintain and enhance the Mexican Dam for stability, safety, and recreational uses. ▪ Purchase and/or lease Carson River water rights for agricultural uses.
Weed and Invasive Aquatic Species Control	<ul style="list-style-type: none"> ▪ Continue coordination and participation with the Carson City Weed Coalition including the identification of priority species and the annual work program. ▪ Continue with monitoring and providing updates to the noxious weed database through the Carson City Weed Coalition and/or the Nevada Department of Agriculture. ▪ Continue implementing weed control treatments, including chemical applications. ▪ Eradicate new infestation of invasive weeds, noxious weeds, and aquatic species following the principals of “Early Detection, Rapid Response”. ▪ Coordinate with adjacent property owners in weed treatments.
Wetlands	<ul style="list-style-type: none"> ▪ Protect, enhance and practice adaptive management at the wetlands as appropriate or required.

Management Issue	Recommended Action Items
Wildlife and Wildlife Habitat	<ul style="list-style-type: none"> ▪ Heighten public awareness of the wildlife/wildlife habitat value of the Carson River corridor. ▪ Consider expanding riparian and wetland areas to provide habitat for birds and other wildlife. ▪ Maintain flood irrigation management on Silver Saddle Ranch to provide wildlife habitat. ▪ Protect existing riparian habitat and attempt to establish new cottonwood trees to replace over-mature stands. ▪ Continue beaver control practices and tree protection measures. ▪ Restore wildlife habitats that have been degraded.
Wild Horses	<ul style="list-style-type: none"> ▪ If wild horses return to the area, monitor the natural resources for damage. ▪ Cooperate with the BLM in public outreach and education regarding wild horses.

6.0 Administration

Several administrative actions are needed in order to implement this management plan, specifically revised ordinances and fees as described in the following sections.

6.1 Related Plans and Ordinances

There are several existing plans and ordinances that relate to the Management Area. When these plans are updated, the items in this Management Plan should be considered. The current ordinances should be reviewed and amended to address relevant rules and regulations, especially related to Open Space properties which includes the Conservation Easement lands.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding Administration of the Management Plan area. These actions should be implemented as time and funding allow and are not listed by priority:

- ✓ Incorporate the Open Space Division into the Parks and Recreation Master Plan and UPMP, with the purpose of cross-referencing and integrating the principles.
- ✓ Revise CCMC 13.06 Open Space and incorporate relevant regulations.
- ✓ Review Title 18, Division 9 Trail Standards and update with current guidelines or reference other resources i.e. AASHTO, IMBA, and USFS.
- ✓ Amend the zoning code and CCMC to permit caretakers to reside on properties.

6.2 Fees and Reservations

Public day use, events, fees, and reservations specific to each property are addressed within Chapters 2, 3, and 4 of this document. This section provides a general discussion.

Fees

Fees will follow similar policies to those throughout the Carson City. Event fees may be waived for organizations that have entered into a joint use agreement or Memorandum of Understanding with Carson City. Fees will be reviewed for approval by the Open Space Advisory Committee and ultimately approved by the Board of Supervisors by Resolution.

Reservations

Current information regarding reservations, including facility rental, group use and special events, is available on Carson City's website www.carson.org/rentals. Requests should be submitted a minimum of 90 days in advance.

Reservations are available for groups of any size. Activities and events with more than 25 persons may need to submit a Group Use and Special Use permit application. An application is necessary

so that additional permits, impacts to the environment, and departmental resources can be assessed. The permit application should include a checklist addressing possible environmental impacts, parking logistics, facilities, and other operations that may have an impact on the site or other visitors.

Reservations will not be approved for areas closed to the public. Approval of an activity or event will not give exclusive rights to a location or parking facility.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding Fees and Reservations:

- ✓ Since Open Space properties are managed with funds from the Quality of Life Sales and Use Tax, any fees generated from events and rental facilities on Open Space properties should be paid into the Quality of Life Fund.
- ✓ Fees generated from events and rental facilities on Park properties will continue to be paid into the General Fund.
- ✓ Develop a Group Use and Special Use permit application for activities and events over 25 persons.

6.3 Communication Planning

A Communications Plan is a tool to provide and disseminate a consistent message to all involved agencies, local groups and the public. The plan should include up-to-date and accurate information. Communication plans may provide two main components: 1) information regarding public use of the lands and 2) information regarding the different management divisions and responsibilities.

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding Communications Planning:

- ✓ Develop and maintain an up-to-date and accurate Communication Plan for the Management Area.

6.4 Summary of Recommended Actions

The following table summarizes the recommended actions for Administrative items.

Table 17. Administrative Items – Action Summary

Management Issue	Recommended Action Items
Administration	<ul style="list-style-type: none"> ▪ Incorporate the Open Space Division into the Parks and Recreation Master Plan and UPMP, with the purpose of cross-referencing and integrating the principles. ▪ Revise CCMC 13.06 Open Space and incorporate relevant regulations. ▪ Review Title 18, Division 9 Trail Standards and update with current guidelines or reference other resources i.e. AASHTO, IMBA, and USFS. ▪ Amend the zoning code and CCMC to permit caretakers to reside on properties
Fees and Reservations	<ul style="list-style-type: none"> ▪ Since Open Space properties are managed with funds from the Quality of Life Sales and Use Tax, any fees generated from events and rental facilities on Open Space properties should be paid into the Quality of Life Fund. ▪ Fees generated from events and rental facilities on Park properties will continue to be paid into the General Fund. ▪ Develop a Group Use and Special Use permit application for activities and events over 25 persons.
Communication Planning	<ul style="list-style-type: none"> ▪ Develop and maintain an up to date and accurate Communication Plan for the Management Area.

7.0 Staffing and Budgets

7.1 Division Responsibilities

This section reviews the budget and staff necessary for the Management Area. The Open Space Division will be responsible for more than 5,000 acres, as described in Chapters 2 and 3, in addition to the 1,700+ acres throughout other areas of the city. In contrast, the Parks Division will oversee less than 350 acres in the Management Area.

The Open Space Division acquires and manages properties for the natural resources, passive recreation and minimal development. The Management Area will primarily be managed by the Open Space Division, with assistance from the Parks Division. The Open Space Advisory Committee works with staff in developing recommendations for the Board of Supervisors on open space and Carson River matters.

The Parks Division manages public parks, playgrounds, sports complexes and other facilities. The focus of park lands is generally developed recreation. Park lands focus on active recreational uses and facilities such as ball fields, playground equipment, and swimming pools. The Parks and Recreation Commission works with staff in developing policy recommendations for the Board of Supervisors on park matters.

Trails, pathways, and related projects are managed by the Parks, Recreation, and Open Space Department as well as the Public Works Department.

7.2 Staffing

7.2.1 Current Staffing

Open Space Staff

As of January 2016, Open Space Staff include three full-time staff: an Open Space Administrator, Natural Resource Specialist, and Park Ranger; one part-time staff: the Silver Saddle Ranch Caretaker; and several other staff that contribute to the Open Space Division.

Open Space Administrator

The Open Space Administrator manages the open space funding portion of the Quality of Life Sales and Use Tax Funds. The position is responsible for land acquisition, land management, and coordination with adjacent landowners and non-profit organizations. This position is responsible for developing agreements, fees, policies, and rules and regulations; and for reviewing and approving special use requests on open space lands. This position reports to the Parks and Recreation Director.

Natural Resource Specialist

The Natural Resource Specialist is responsible for technical knowledge and project implementation regarding the management of natural resources such as fuels management, grazing, watershed protection, and weed control. This position reports to the Open Space Administrator.

Park Ranger

The new Open Space Park Ranger (non-commissioned) is dedicated to the Open Space Program and assists in patrol and enforcement activities, daily operations and maintenance, resource management, and interpretation programs. The position would cover the Management Area in addition to other Open Space properties throughout the city. Duties include:

- Assist with group projects. Insure that groups requesting community projects are received with enthusiasm and a project list is kept current (scout troops, Eagle Scout projects, church groups, businesses and non-profit organizations).
- Coordinate and participate in day-to-day open space operations and maintenance.
- Clean and maintain open space buildings, grounds, offices, and restrooms.
- Collaborate and maintain working relationship with community members, volunteers, committee members, agencies and stakeholders.
- Develop and lead interpretive programs.
- Gather and report visitor use information.
- Identify resource problems, develop solutions, and implement projects for resource preservation and rehabilitation.
- Patrol, advise, and enforce open space rules and regulations
- Prepare sites for reserved group use activities and events.
- Respond to emergency situations and interact with law enforcement agencies to preserve the peace and protect visitors.
- Train, supervise and evaluate the performance of assigned seasonal personnel.

Silver Saddle Ranch Caretaker, Part-Time

Currently, the part-time caretaker assists with opening/closing gates, cleaning and general upkeep of the grounds. In the past, the BLM had a caretaker who lived on site and provided consistent presence and additional security for the ranch. Carson City should consider reestablishing the on-site caretaker to continue providing a presence and security for the grounds.

Regarding Carson City Municipal Codes, Lee Plemel, Carson City Community Development Director, provided the following, "Our Zoning Code only allows RV's in RV parks or campgrounds, which need Special Use Permit approval. However, the RV caretaker's unit was established by

BLM, who didn't need to get a special use permit because they established the use under their federal regulations on their own property and, therefore, weren't subject to our Zoning Code. Therefore, I would conclude that the RV caretaker's unit can continue to be used as a legal non-conforming use of the property. Under the legal nonconforming clause, the use can continue as long as it is not abandoned for more than 12 months (CCMC 18.04.030). The use may only be "expanded" by approval of a special use permit." (Email communication with A. Bollinger, 2011).

Other Staff

The Open Space budget also contributes partial salary towards the Parks and Recreation Director, two administrative staff, one park ranger, and two park maintenance positions.

Volunteer Ambassadors

The Open Space Division has volunteers who patrol the open space lands. They serve as ambassadors and talk with recreational users. They carry maps, water, and first aid kits. They assist in keeping areas safe and clean. The current volunteer program should be expanded to include lands throughout the Management Area, including an OHV patrol program.

Non-Profit and Other Organizations

Non-profit organizations can be an invaluable resource providing knowledge, experience, and volunteer participation in land management activities. At the present time, Muscle-Powered is the only non-profit group with an official agreement with Carson City. It is anticipated that the Friends of Silver Saddle Ranch will also enter into an official agreement. The Kiwanis Club, the Pine Nut Mountains Trail Association (PNMTA), and River Wranglers have provided assistance through organized education events and work days.

Friends of Silver Saddle Ranch (FOSSR)

FOSSR is dedicated to the preservation of Silver Saddle Ranch and its cultural, historical, and natural resources as both open space and a working ranch. FOSSR is a 501(c) (3) organization and since 2001 FOSSR has provided educational opportunities, recreational improvements, ranch complex maintenance and repair, and assisted with natural resource protection.

FOSSR should initiate a new agreement with the Open Space Division. The agreement should include details regarding:

- The working relationship with Open Space Division staff and the Open Space Advisory Committee.
- Coordination for activities and events including interpretive activities such as tours and hikes to educate visitors of resources including flora, fauna, cultural and natural history, and environmental education.
- Day-to-day operations and maintenance.
- Development of a communication, fundraising and marketing plan.

- Opportunities to gather grants, donations, and other funds that support the maintenance, enhancement or public programs of Silver Saddle Ranch.
- Stewardship of cultural resources.
- Plans for priority development, maintenance and repair projects and funding.

Kiwanis Club of Carson City

The Kiwanis Club has been instrumental in organizing a community-wide Carson River Clean-Up event each September for Public Lands Day.

Muscle Powered

Muscle Powered: Citizens for a Bikeable and Walkable Carson City is a community group dedicated to making Carson City a better community for bicycling and walking through advocacy, education, and promotion of bike-and-pedestrian-friendly roadways, and bike-and-pedestrian-friendly development and redevelopment. Muscle Powered has entered into an Agreement with Carson City regarding trail design, construction, and maintenance.

Pine Nut Mountains Trail Association (PNMTA)

PNMTA is dedicated to maintaining and preserving public lands for motorized use. In the past, the PNMTA has organized and conducted clean-up events in Carson City.

River Wranglers

River Wranglers assists with environmental education and conservation projects. River Wranglers helps with educational outreach for all ages and assists groups that have adopted areas of Parks and Open Space.

Carson Water Subconservancy District (CWSD)

The CWSD is a unique multi-county, bi-state agency dedicated to establishing a balance between the needs of the communities within the Carson River Watershed and the function of the river system. CWSD's mission is to work within existing governmental frameworks to promote cooperative action for the watershed that crosses both agency and political boundaries. CWSD acts as lead agency for integrated watershed planning and funds the Carson River Watershed Coordination Program.

7.2.2 Future Staffing and Support

With the acquisition of open space properties and an additional 3,574 acres under the Lands Bill including Silver Saddle Ranch, the Open Space Division will gain increased responsibility related to land management. The management will require a balance of resource protection, passive and motorized recreation opportunities, interpretation and environmental education. This new responsibility will require more staff time and resources. A summary of future staff and support positions are described below. A draft organization chart has also been developed.

Short Term, Within One to Three Years

Student Interns, Part-Time

The Parks, Recreation and Open Space Department has significant opportunities for student interns. The internships could be available for high school and/or college-level students. In addition to the traditional science courses at Carson High School, there are Career and Technical Education Courses. A few pathway options in the Agriculture Science Program include: agriculture science, natural resources and wildlife management, and plant science and ornamental horticulture. The University of Nevada, Reno offers several options in the field of natural resource management.

An intern job description may contain the following elements: job duties, training, safety, forms, equipment, recognition, and project list. The internship may be paid or unpaid, depending on the budget.

Seasonal Staff, Part-Time

The Seasonal Staff would primarily assist the Open Space / Park Ranger with any of the duties described above but would be available to perform other job duties as assigned.

AmeriCorps

AmeriCorps is a program offered by the Corporation for National and Community Service (CNCS) that provides service for public agencies (among others). CNCS is the nation's largest grantmaker for service and volunteering. Volunteers are trained to meet community needs. Typically, volunteers are provided full time for 9 months. AmeriCorps is a good resource to draw from for special projects.

Trails Coordinator, Full-Time

Several trail and trail-related projects were identified throughout the Management Plan. A dedicated staff person, a Trails Coordinator, would assist in coordinating various efforts and organizations, develop information, conduct daily operations and maintenance, and improve trails and trailhead facilities. The position, as recommended in the UPMP, would cover the Management Area in addition to other Open Space properties throughout the city. Duties may include:

- Administer the trail program.
- Apply for grant and funding opportunities.
- Conduct trail inspections.
- Coordinate signage for all recreational trails.
- Develop trail guides and maps.
- Identify resource problems, develop solutions, and implement projects for resource preservation and rehabilitation.
- Perform trail maintenance, including coordination with local organizations.

- Recommend, plan, and implement trail and trailhead improvement projects.
- Serve as the liaison between the department and local trail organizations.

Long-Term, Beyond Three Years or as Determined

Interpreter, Part-Time

The Part-Time Interpreter initially would develop and conduct special events and interpretive activities such as tours and hikes to educate visitors of resources including flora, fauna, cultural and natural history, and environmental education.

Other opportunities for support

- Reserve Sheriff Deputies may be used to patrol areas of concern.
- Carson City seasonal fire crews may be used to help with trail work and other projects.
- Non-profit organizations, service clubs, and businesses may be used for specific activities such as annual clean-up projects and trail maintenance.
- Prison inmate work crews may be used for various activities and projects.

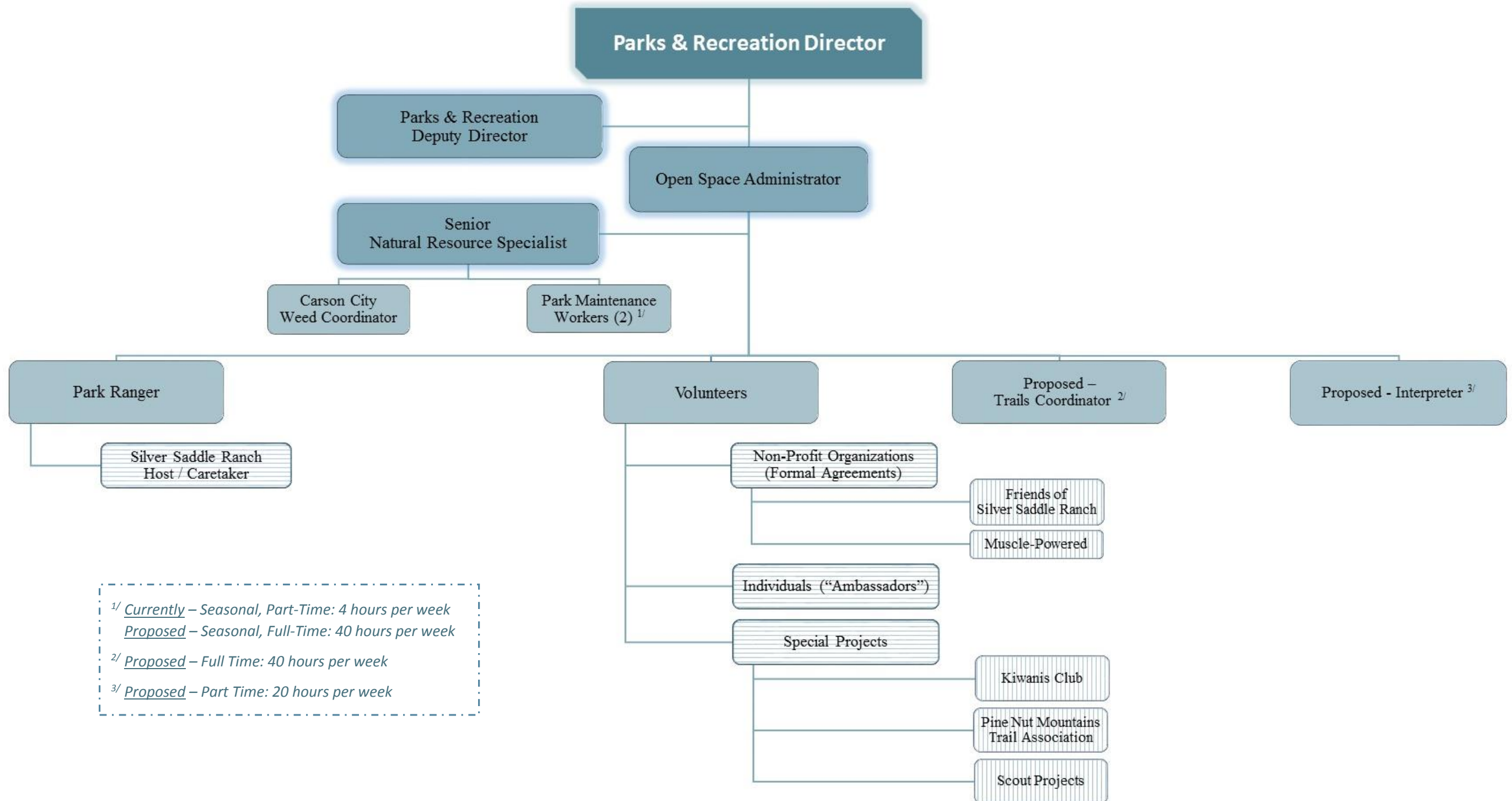
RECOMMENDED ACTION(S) _____

The following actions are recommended regarding Staffing:

- ✓ FOSSR should initiate an agreement with the Open Space Division.
- ✓ Obtain the necessary additional staff to administer and maintain the properties in the Management Plan lands.

Carson City Parks, Recreation, and Open Space Department – Open Space Division
FUNCTIONAL ORGANIZATIONAL CHART

Current and Proposed Staffing Levels
January 2016



*1/ Currently – Seasonal, Part-Time: 4 hours per week
Proposed – Seasonal, Full-Time: 40 hours per week*

2/ Proposed – Full Time: 40 hours per week

3/ Proposed – Part Time: 20 hours per week

7.3 Budgets

7.3.1 Estimated Revenue

Quality of Life Initiative

The Open Space Division is primarily funded by the Quality of Life Sales and Use Tax and, when possible, augmented by grant funding. The Open Space Division does not receive any revenue from the General Fund.

The estimated revenue for Fiscal Year 2015-2016 is \$1,285,225. The actual number will vary from year to year because it is sales tax driven. At the present time, approximately \$929,787 is available for services and supplies including internal charges, consultant / professional services, contractual services, maintenance / management, and land acquisition.

The Quality of Life Initiative funds have also contributed to the success of more than \$10 million in grant awards to the Open Space Division. Many grants require a financial match and the Quality of Life Initiative funds have proven to be an invaluable resource. Grants have provided approximately 45% of the funding on land acquisitions and 50-100% on other projects.

Other Revenues

A variety of other revenues may augment the Quality of Life Initiative funds including:

- Corporate donations.
- Fees charged for group use and events at Silver Saddle Ranch and throughout the Management Area. Fees will be reviewed for approval by the Open Space Advisory Committee and ultimately approved by the Board of Supervisors by Resolution.
- Donations may be accepted. At outdoor locations, “Iron Rangers” may be installed.
- Fee-based services might include overnight boarding for large animals such as horses, cows, or sheep.
- Filming opportunities.
- Grants.
- Public / private partnerships such as with bike shops, equestrian centers, food and beverage concessions, equipment sales and repair services, and shuttle services.



Iron Ranger

Funding, Labor, and Technical Resources

There are a number of State and Federal resources that apply to the Management Area. The amount of available funds varies from year to year. The list below was found searching the State of Nevada websites as well as www.federalgrantswire.com.

- Carson-Truckee Water Conservation District
- Carson Valley Conservation District
- Carson Water Subconservancy District
- Correctional Service programs (youth and adults)
- Endowment for the Arts
- Federal Highway Administration – Transportation Alternatives Program
- Federal Highway Administration - Recreational Trails Program
- National Center for Bicycling and Walking
- National Park Service - Land and Water Conservation Fund
- National Park Service - Rivers, Trails, and Conservation Assistance Program
- National Park Service - State, Tribal, and Local Plans & Grants Division (for historic preservation)
- Natural Resources Conservation Service i.e. Wildlife Habitat Incentive Program
- Nevada Commission on Off-Highway Vehicles
- Nevada Department of Wildlife
- Nevada Division of Environmental Protection - Nonpoint Source Pollution
- Nevada State Historic Preservation Office
- Rails-to-Trails Conservancy

Estimated Expenses

The following tables provide estimated expenses for operations, maintenance, and future staffing. Table 18 identifies the estimated expenses for basic operations and maintenance, primarily for the management of Silver Saddle Ranch. The estimates were based partially on the BLM budget history provided in Appendix E.

Table 18. Estimated Expenses for Basic Operations and Maintenance

Operations and Utilities	Cost
Building maintenance, grounds maintenance, weed abatement, hand tools, interpretive supplies, office expenses, routine supplies, vehicle costs, and volunteer recognition.	\$40,000
Electric, propane, sewer, and water	\$7,500

Table 19. Estimated Expenses for Capital Needs

Equipment	Cost
Vehicles (2)	\$60,000
Portable Radios (2)	\$750
Vehicle Radios (2)	\$3,500
Mule vehicle (1)	\$8,500
Computers with software (2)	\$5,000
Office Furniture	\$1,500
Total	\$79,250

Table 20. Estimated Expenses for Staff

Staffing	Cost
Open Space / Park Ranger, Full-Time ^{1/}	\$36,266 - \$54,399 + benefits
Silver Saddle Ranch Caretaker, Part-Time ^{2/}	\$5,500
Seasonal Staff, Part-Time ^{3/}	\$28,000
Trails Coordinator, Full-Time ^{4/}	\$30,365 - \$45,548 + benefits
Part-Time Interpreter ^{5/}	\$21,819 - \$32,353
Total	\$121,950-165,800 + benefits

^{1/} The listed salary was based on the Classification and Compensation Study completed for Carson City by the Pontifex Consulting Group, LLC in April 2014 for the Park Ranger position. The salary is comparable to the entry-level positions with Washoe County and the State of Nevada, effective as of July 2014; however, both agencies offer additional grades:

- Washoe County, Park Ranger 1 – \$42,411 to \$55,099
- Washoe County, Park Ranger 2 – \$47,902 to \$62,337.
- Nevada State Parks, Park Ranger, non-commissioned, Grade 30 – \$36,915 to \$54,204
- Nevada State Parks, Park Ranger, non-commissioned, Grade 33 – \$41,906 to \$61,950
- Nevada State Parks, Park Ranger, non-commissioned, Grade 34 – \$43,639 to \$64,707

^{2/} Throughout most of the country, a similar position in which the caretaker / camp host lives on-site in their own motor home / RV and performs light maintenance duties is managed as a volunteer-based opportunity. In Carson City, there is one caretaker who resides at Governors Field. The caretaker is provided free housing and utilities in a three-bedroom apartment in exchange for the equivalent value of work hours, not exceeding 75 hours per month.

^{3/} The listed salary was based on a Nevada State Parks, Park Interpreter, Grade 34, effective as of July 2014.

- ^{4/} The salary was based on a recent job announcement for a Trails Coordinator in Portage County, Wisconsin, with an application deadline of December 11, 2013. In Carson City, the salary should be adjusted for the higher cost of living.
- ^{5/} The listed salary was based on the Classification and Compensation Study completed for Carson City by the Pontifex Consulting Group, LLC in April 2014 for a Parks Maintenance Worker. The salary is comparable to a Seasonal Park Aide position with Washoe County. In contrast, seasonal employees with Nevada State Parks earn a higher annual salary, effective as of July 2014:
- Nevada State Parks, Seasonal Park Aide 1, Grade 20 – \$24,888 to \$35,475
 - Nevada State Parks, Seasonal Park Aide 2, Grade 21 – \$25,912 to \$36,915
 - Nevada State Parks, Seasonal Park Ranger Technician 1, Grade 23 – \$27,895 to \$40,110
 - Nevada State Parks, Seasonal Park Ranger Technician 2, Grade 26 – \$31,403 to \$45,560

RECOMMENDED ACTION(S) _____

The following actions are recommended regarding Budgets:

- ✓ Develop and maintain an up to date and accurate budget for the administration, improvements and maintenance of Management Area.

7.4 Summary of Recommended Actions

The following table summarizes the recommended actions for budget items.

Table 21. Administrative Items – Action Summary

Management Issue	Recommended Action Items
Staffing	<ul style="list-style-type: none"> ▪ FOSSR should initiate an agreement with the Open Space Division. ▪ Obtain the necessary additional staff to administer and maintain the properties in the Management Plan lands.
Budgets	<ul style="list-style-type: none"> ▪ Develop and maintain an up to date and accurate budget for the administration, improvements and maintenance of Management Area.

8.0 References

Not all of the following documents were used or referenced in the Management Plan. Some are simply listed as an additional resource.

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Appendix A

Conservation Easement and Baseline Condition Report

Appendix B

Programmatic Agreement

Appendix C

NRCS Conservation Plan for Silver Saddle Ranch

Appendix D

Silver Saddle Ranch Facilities and Assets

Appendix E

BLM Staffing and Budget History at Silver Saddle Ranch