

City of Carson City
Agenda Report

Item # 9-6

Date Submitted: April 27, 2010

Agenda Date Requested: May 6, 2010
Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department - Open Space Division

Subject Title: Action to approve the recommendation of the Carson River Advisory Committee, Parks and Recreation Commission, and Open Space Advisory Committee to provide non-financial support to the Friends of Silver Saddle Ranch and Sierra Business Council in their efforts to produce a business development and organizational plan and to use Carson City's name as a partner for the raising of private funding. (Juan F. Guzman / Nancy Santos)

Staff Summary: The Friends of Silver Saddle Ranch (FOSSR), in conjunction with the Sierra Business Council and Carson City staff, seek the Board's authorization to use Carson City's name and Parks and Recreation Department staff to support an effort to raise approximately \$50,000 in private donations. The funds are to be used for increasing the capacity of the FOSSR to help Carson City with the management of lands located in the Carson River corridor. This action is in keeping with the recommendations of the charrette report for the Carson River Community Vision previously adopted by the Board of Supervisors.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve the recommendation of the Carson River Advisory Committee, Parks and Recreation Commission, and Open Space Advisory Committee to provide non-financial support to the Friends of Silver Saddle Ranch and Sierra Business Council in their efforts to produce a business development and organizational plan and to use Carson City's name as a partner for the raising of private funding.

Explanation for Recommended Board Action: Approval of the use of staff and City materials by a non-profit organization in their efforts to raise private funding was recommended by our legal staff.

Applicable Statute, Code, Policy, Rule or Regulation:

- Chapter 13.06 of the Carson City Municipal Code
- "Creating a Community Vision" Silver Saddle Ranch and the Carson River - a community design charrette

Fiscal Impact: Minimal, staff time

Explanation of Impact: Staff will support the Sierra Business Council and the Friend of Silver Saddle Ranch by attending meetings and providing mapping and administrative support.

Funding Source: Carson City Open Space

Alternatives:

Not to approve

Modify the request at the Board of Supervisors' discretion

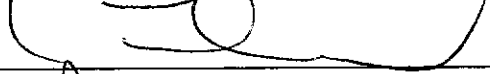
Supporting Material:


Draft package materials to be used for raising funds

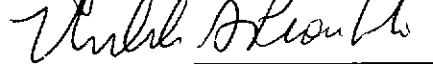
Staff report prepared for the Open Space Advisory Committee meeting of February 8, 2010

Prepared By:  **Date:** 4, 27, 10
Juan F. Guzman, Open Space Manager

Reviewed By:  **Date:** 4, 27, 10
Roger Moellendorf, Parks & Recreation Director

 **Date:** 4, 27, 10
Larry Werner, City Manager

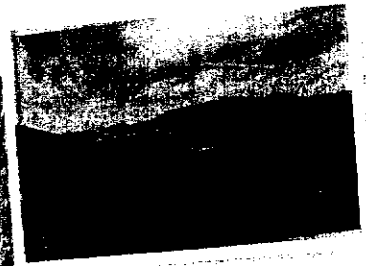
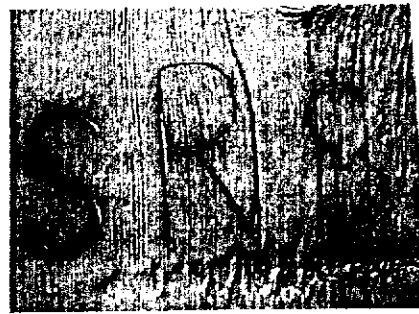
 **Date:** 4, 27, 10
District Attorney's Office

 **Date:** 4, 27, 10
Finance Department

Board Action Taken:

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

(Vote Recorded By)



Help us make Silver Saddle Ranch A reality

Dear _____:

We need your help to make Silver Saddle Ranch a reality. We want you to join the "Nevada's Great Park" campaign today.

As you know Silver Saddle Ranch was conveyed to Carson City in 2008. Now to make the community's dream of Silver Saddle Ranch becoming "Nevada's Great Park" a reality we need to work to engage the public, design the amenities and manage the area to provide the recreational access for the community to enjoy.

This matters to you because vibrant outdoor activities are good for business, good for the economy, good for health, good for children, and good for our community. Parks make our community a special place.

The Friends of Silver Saddle Ranch is expanding its reach into the private sector, and with private foundations, to help sustain the park vision. Participation in this new, ongoing campaign will establish individuals, foundations or corporations as key supporters of the "Nevada's Great Park" concept. Contributors can support existing and future programs at several financial levels. Special recognition will be given to those individuals and corporations that contribute \$5,000.00 or more.

Our need in the initial phase of the campaign is \$ _____

Today we are asking for your support at the \$ _____ level.

Your contribution will help leverage other funding from private and public sources and will be used to ensure the long-term financial independence of this effort.

Thank you for your time and consideration.

Sincerely,

City of Carson • Bureau of Land Management •
Sierra Business Council • Friends of Silver Saddle Ranch

Community Vision

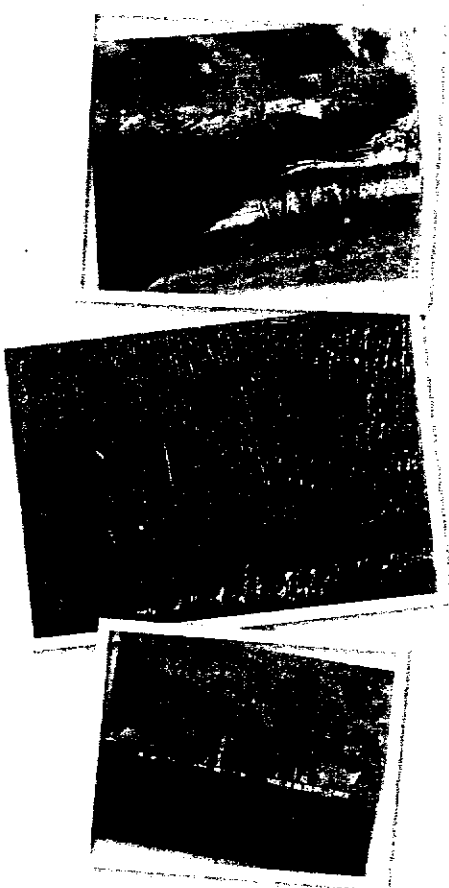
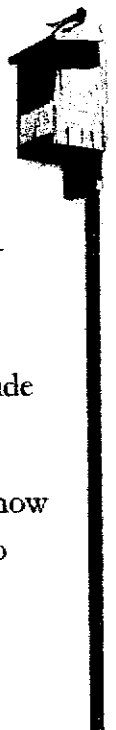
Imagine Nevada's Largest Urban Park--a place to play, celebrate our heritage, recreate, and live a healthy life in the great outdoors.

At the eastern edge of Eagle Valley in Carson City, Nevada, lies a unique series of sites linked by the Carson River. Over time, several areas along the river have been purchased and set aside for open space, conservation and recreation for the community and visitors alike. From the southern area of Carson City near Golden Eagle Road north toward Morgan Mill Road is a network of open spaces including Silver Saddle Ranch, Prison Hill Recreation Area and other sites recently acquired by Carson City.

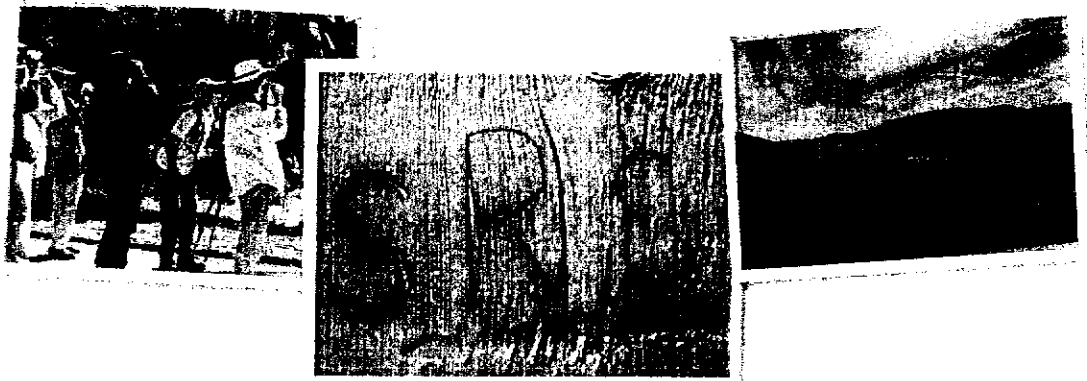
The Friends of Silver Saddle Ranch (FOSSR), in partnership with Carson City, the Bureau of Land Management (BLM) and with support from the National Park Service Rivers, Trails and Conservation Assistance Program (NPS) worked with the community to define a community-wide vision for the area. "Creating a Community Vision: Silver Saddle Ranch and the Carson River".

The Vision is bold. A park to serve our residents and visitors, a park to help drive our economy, a destination amenity for our region--trails, picnic areas, a visitors center, horseback riding, environmental education, hiking, biking, fishing and fun for the entire family--right outside our back door!

You created the vision for this great place and now we need your help to make it a reality. Join us to create Nevada's Great Park.



The Silver Saddle Ranch and Carson River area provides close to home natural open space that contributes to quality of life for residents and visitors. This historic landscape helps to preserve Carson City's rural heritage while providing a variety of passive recreation and trail uses that are balanced with existing agricultural uses and protection of the Carson River ecosystem and its associated values.



Here's what your contribution to the Friends of Silver Saddle Ranch will do!

Every Great Park Needs an Engaged Public

Your investment in Friends of Silver Saddle Ranch will take the community vision, created by hundreds of our fellow residents, and turn it into a plan to support the development and enjoyment of the park.

With your help we will create the organization that will engage the public to support and use our park, act as a partner to our City to help manage the park for public enjoyment, raise funds to reduce costs to taxpayers, and make our park a vital center of activities and life in the community.

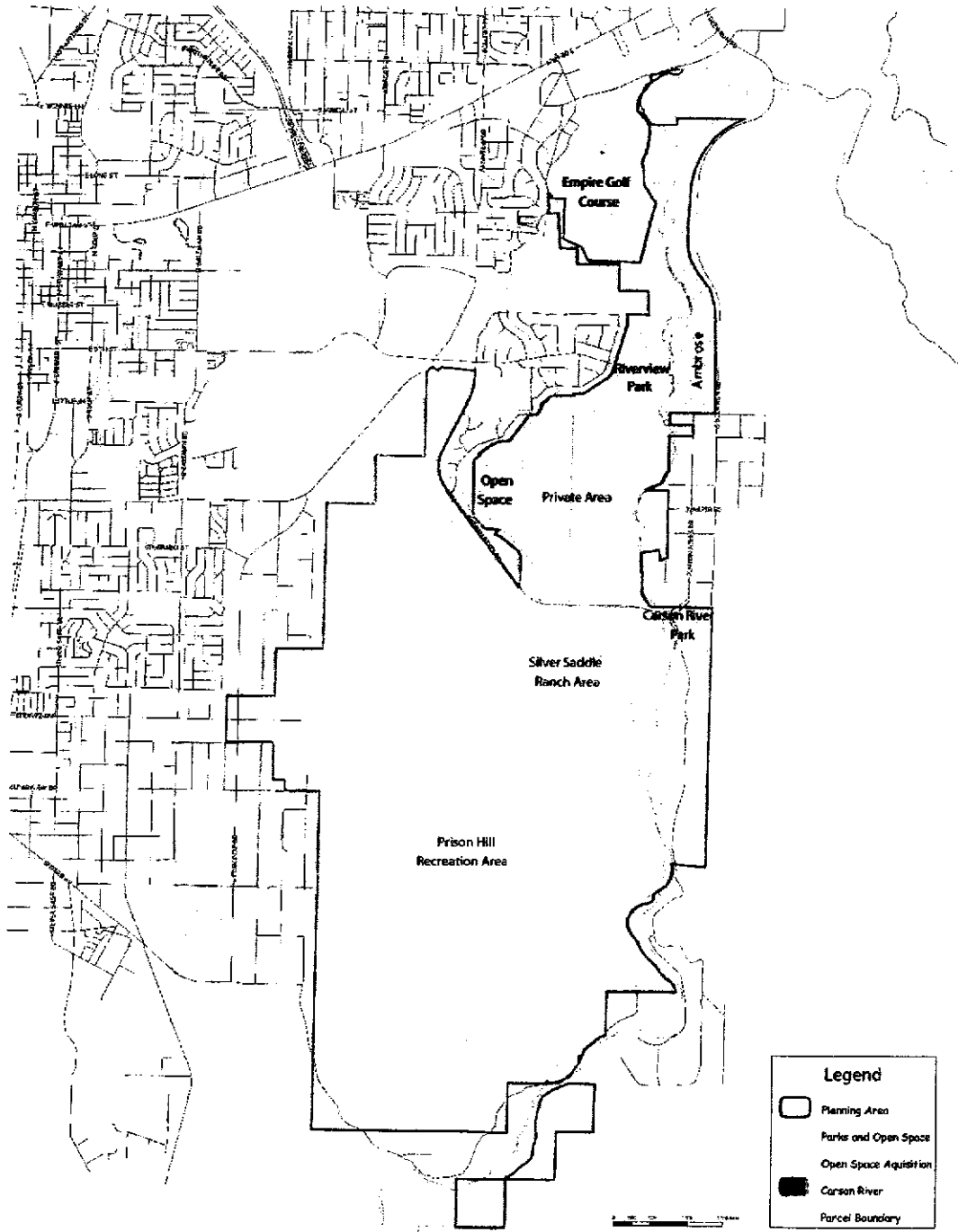
Research shows that city parks improve quality of life, attract visitors, reduce crime, increase residential and commercial property values, increase the desirability of communities to attract business and employees, make people healthier, reduce childhood obesity, abate pollution, control storm water runoff and make people happier.

With your generous support we will:

- Create a Strategic Plan for Friends of Silver Saddle Ranch to define the organization that can fulfill the vision**
- Create a Business Plan for Friends of Silver Saddle Ranch to make it run like a well oiled machine--smart, lean and efficient**
- Create a Communications Plan for Friends of Silver Saddle Ranch to engage the public in the development and use of the park**
- Create a Fundraising Plan to help us support the residents in the use of the park and reduce costs to taxpayers for managing the park.**

Join us creating Nevada's Great Park!

PLANNING AREA SILVER SADDLE RANCH AND THE CARSON RIVER



Legend

- Planning Area
- Parks and Open Space
- Open Space Acquisition
- Carson River
- Parcel Boundary



Map prepared by [unreadable] on [unreadable] for [unreadable].

SILVER SADDLE RANCH TEAM BIOGRAPHIES

Juan Guzman

Juan F. Guzman was born in San Juan, Puerto Rico, in 1953. He earned a Bachelor's Degree in Geography from the University of Puerto Rico and attended three years of graduate studies at the University of California, Riverside Campus, in the Geography Department with emphasis on urban studies.

Juan began his career as a planner in San Bernadino County in the late 1970's. After visiting and falling in love with the Sierra Nevada mountains, he shifted focus, migrated north and began working in Bridgeport, California, where he worked for five years as an Assistant Planner for the Mono County Planning Department. Migration north continued and, subsequently, Juan worked for Douglas County, Nevada, as an Associate Planner in the Community Development Department. Juan is presently employed by Carson City where, after 10 years as a Senior Planner, he became the first Carson City Open Space Manager, a position he has held since 2001. This position was created to manage the funding obtained through Carson City's Question-18 Quality of Life Initiative, which was approved by the voters in 1996.



As the Carson City Open Space Manager, he has worked on the Open Space Element to the Master Plan and land acquisitions on the Carson River, Eagle Valley, and the Carson Range. Property management has included around 5,000 acres purchased by the Carson City Utilities Department for watershed protection. In collaboration with the Bureau of Land Management and through the Southern Nevada Public Lands Management Act, he has participated in several BLM acquisitions focused on the Carson River environment. Similarly, he has worked with the U.S. Forest Service toward the purchase of lands in Kings Canyon and Clear Creek. The most recent "once-in-a-lifetime" project he has been involved with is the Carson City Federal Lands Bill and the charette process for the Silver Saddle Ranch and surrounding Carson River properties. These projects will have a very meaningful impact on defining the character and quality of life for Carson City for years to come.

Deborah Reardon

Deb Reardon is an Outdoor Recreation Planner for the National Park Service's Rivers, Trails and Conservation Assistance (RTCA) Program. In this capacity, Deb facilitates public involvement, partnership development, strategic planning and conceptual



planning for community-led conservation and recreation projects. Prior to joining RTCA, Deb served as a Principal Planner for the City of Henderson's Long-Range and Regional Planning Division where she gained experience in open space and trail planning, land use planning, regional collaboration, public policy development and community engagement. Deb started her career as an engineer and earned a Bachelor of Architectural Engineering degree from Penn State University. She is a member of the American Planning Association and American Institute of Certified Planners. A resident of Las Vegas for more than ten years, she enjoys yoga, cooking and traveling.

Nancy Richards, Program Director, Sierra Business Council

Nancy is a Program Director focusing on SBC's Planning and Sustainable Business and Development Practices programs. She is in tune with local community needs, values, and resources and has the ability to match them with innovative planning and development practices. Nancy has extensive experience in both the private and public sectors and solid facilitative and community outreach skills. She is adept at building relationships with local agencies, the private sector, special interests, and the public. Nancy is skilled in the areas of land use planning, sustainable communities, green building, and workforce housing.



Nancy has served as Project Manager on a variety of projects at Sierra Business Council, including Markleeville Historic Design Guidelines, Martis Valley Workforce Housing, Sierra Nevada Energy Watch, and most recently, Placer County Low Impact Development Guidebook.

Prior to joining SBC, Nancy served as a Truckee Planning Commissioner from 1997 to 2006 and chaired the Commission for two years. She is a founding Board Member of the Truckee Tahoe Community Foundation and has served on the Buildings Division Board of the American Solar Energy Society. She was Director of Business Development for a Physician's Private Practice and Director of Sales and Marketing in the Solar Industry. Nancy started her career as an English Teacher for a California High School.

Nancy Holds a BA in English from the University of California at Los Angeles and a Lifetime Secondary Teaching Credential. She has continued her education with workshops and seminars in passive solar design, sustainable communities, and leadership.

Nancy Santos, President, Friends of Silver Saddle Ranch

Ms. Santos is a professional biologist and NEPA specialist working in the private consulting business and has been with MACTEC Engineering and Consulting, Inc. for over 9 years. She has a B.S. from the University of California, Davis and has worked as a biologist in the public and private sectors for 19 years. She has two-year degrees in accounting and business.



Ms. Santos areas of expertise include but are not limited to: environmental compliance, natural resource management, wildlife biology, and ornithology. Her professional and volunteer project administrative skills include budget management, proposal/grant writing, scheduling, supervising staff/contractors/volunteers, quality assurance/control, and regulatory compliance. Regional areas of knowledge and expertise include Nevada and California.

Since Ms. Santos began her quest for a biological degree and career, she has been a dedicated volunteer to several environmental non-profit organizations including but limited to the Suisun Marsh Natural History Association and Wildlife Rehabilitation Center (1981 - 1994); Suisun CA; Lahonton Audubon Society (1997 - present), Reno NV; and the Friends of Silver Saddle Ranch (2000-present), Carson City NV. She has been committed to helping community organizations for over 30 years.

As the President of Friends of Silver Saddle Ranch (FOSSR) (2001-present) Ms. Santos has led the FOSSR Board in organizational planning and development in observance of the mission statement that promotes the preservation of historic Silver Saddle Ranch (SSR), conservation of area natural resources including the Carson River, cultural resources, and development and implementation of environmental education and passive recreation activities.

John Singlaub, Executive Director, Sierra Business Council

John Singlaub is the Chief Operating Officer and Executive Director at the Sierra Business Council. He has over 30 years of experience with land use planning, policy development, project development and natural resource management. He has managed several large organizations, overseeing budgeting, human resources, and addressing organizational challenges. Over the years, he has developed a set of skills related to public decision-making through collaborative and consensus processes, working with large boards, and building relationships with diverse stakeholders.

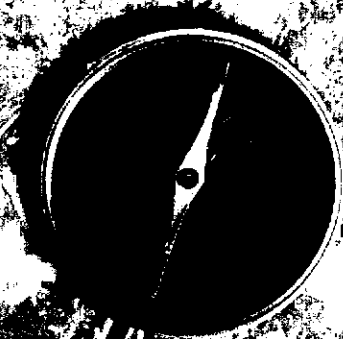
CHARRETTE SUMMARY



CREATING A COMMUNITY VISION: SILVER SADDLE RANCH AND THE CARSON RIVER

A Community Design Charrette

Friends of Silver Saddle Ranch
in partnership with
Carson City, Bureau of Land Management & National Park Service



DECEMBER 5, 2008



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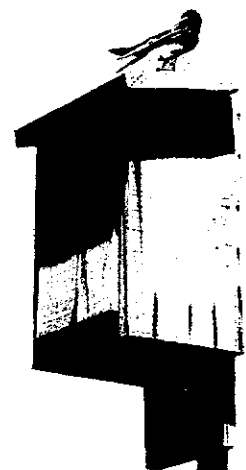


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(c) Nancy Santos

ACKNOWLEDGEMENTS

The Friends of Silver Saddle Ranch would like to acknowledge and thank the following groups and individuals for their contributions to this community-wide planning effort.

Planning Team

Nancy Santos, Friends of Silver Saddle Ranch
Dan Jacquet, Bureau of Land Management
Juan Guzman, Carson City Parks and Recreation Department
Anne Dove, National Park Service-Rivers, Trails, and Conservation Assistance Program

Friends of Silver Saddle Ranch

Michael Bish
Larry French
Kathryn Keever

Bureau of Land Management

Elayn Briggs
Arthur Callan
Bryant Smith

Carson City Officials

Shelly Aldean, Board of Supervisors
Robin Williamson, Board of Supervisors
Donna Curtis, Carson City Parks and Recreation Commission
Mark Kimbrough, Planning Commission
Dan Greytak, Carson River Advisory Committee
Tricia Lincoln, Open Space Advisory Committee
Wayne Perock, Open Space Advisory Committee
Howard Riedl, Open Space Advisory Committee

Staff

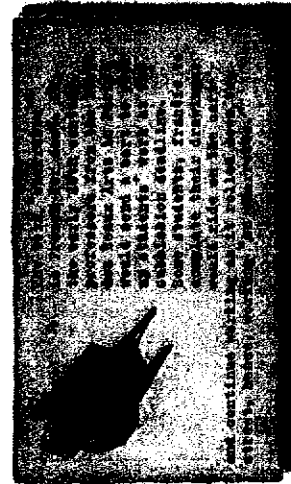
Roger Mollendorf, Parks and Recreation Department
Vern Krahn, Parks and Recreation Department
Anne Bolinger, Parks and Recreation Department
Janice McIntosh, Carson City Community Senior Center
Lee Plemel, Development Services-Planning Division

as "Silver Saddle Ranch and Carson River Area" for the purposes of the design workshop.

Recognizing this unique, historic opportunity to consider a larger network of open spaces at one time, FOSSR, BLM and Carson City agreed to partner and move forward with this expanded effort, the purpose of which is to work with the community to identify a vision and future desires for this area. To demonstrate commitment to this effort, the City's citizen advisory boards adopted a series of resolutions in support of the community 'charrette' process (Appendix A: City Resolutions Supporting the Charrette Process). BLM committed a significant level of staff resources and FOSSR contributed countless volunteer hours to engage the community in this planning effort. Representatives from FOSSR, BLM, Carson City and NPS formed a planning team to develop and implement the outreach program, public workshops and charrette for Silver Saddle Ranch and the Carson River Area.

Why a charrette? What is a charrette?

While a number of approaches to engaging the community in the planning and design of the area were possible, the planning team decided to proceed using a 'charrette' format. A charrette is an intensive brainstorming session where volunteer participants sketch and illustrate their ideas for planning and design solutions and present the results to the community for feedback. Charrettes bring together multiple discipline experts and community members to develop ideas on how to improve natural and/or cultural resources and recreation opportunities. Often the process facilitates the development of a common unified vision for a geographical area and management program. The outputs include maps and designs that offer solutions to issues such as preservation, access and use, interpretation, and development. For the purposes of this charrette, several public forums were held to gather ideas and input to develop a common vision for the Silver Saddle Ranch and Carson River area. This vision was then used to guide the charrette participants' work as they explored planning and design ideas for making implementation a reality.



8 Creating a Community Vision: Silver Saddle Ranch & the Carson River

- Develop an integrated management plan
- Foster partnerships
- Build support and capacity for community-based stewardship
- Develop a vision for how to sustain the Carson River ecosystem over the long term
- Identify sustainable management practices, including financial and implementation strategies

Orientation to Planning Area

The planning area spans the eastern side of Eagle Valley approximately from US-50 to the north, south along the Carson River to Golden Eagle Road south of Prison Hill. The planning area is approximately bound by South Edmonds/Fairview Drive to the west and Deer Run Road/Inion Hills Road/Mexican Dam Road to the east (Figure 1: Vicinity Map; Figure 2: Planning Area & Ownership).

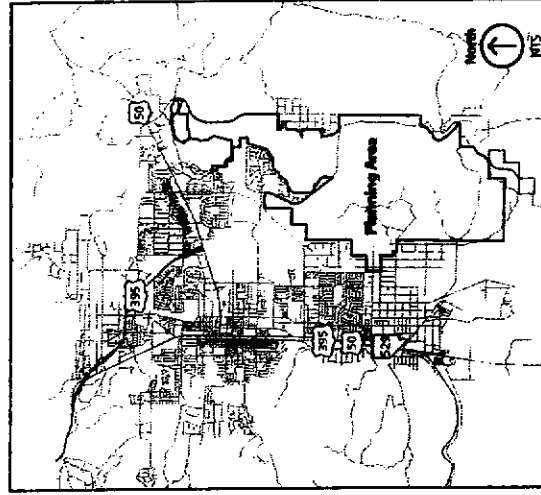
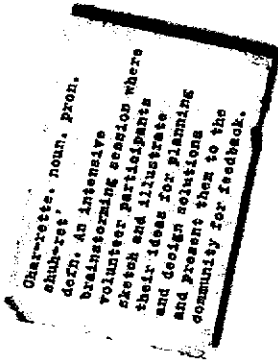


Figure 1. Planning Area Vicinity

Existing Open Spaces and Parks

Within the planning area is a series of publically-owned sites that range from city-owned parks and open space to BLM open spaces and natural areas. Several privately owned sites adjoin the planning area. Through the planning process, Carson City acquired additional sites in the study area, closing 'gaps' in public ownership along the planning corridor. With the exception of these newly-acquired open spaces, each publically-owned site in the planning area has separate guiding documents that describe the uses that are permitted within that site (*Figure 3: Land Use Areas; Table 1: Current and Allowable Uses*). At this point, while several relevant overlapping plans and jurisdictions exist, no one plan guides the future of the entire planning area. The following are descriptions of the specific sites within the planning area from north to south.

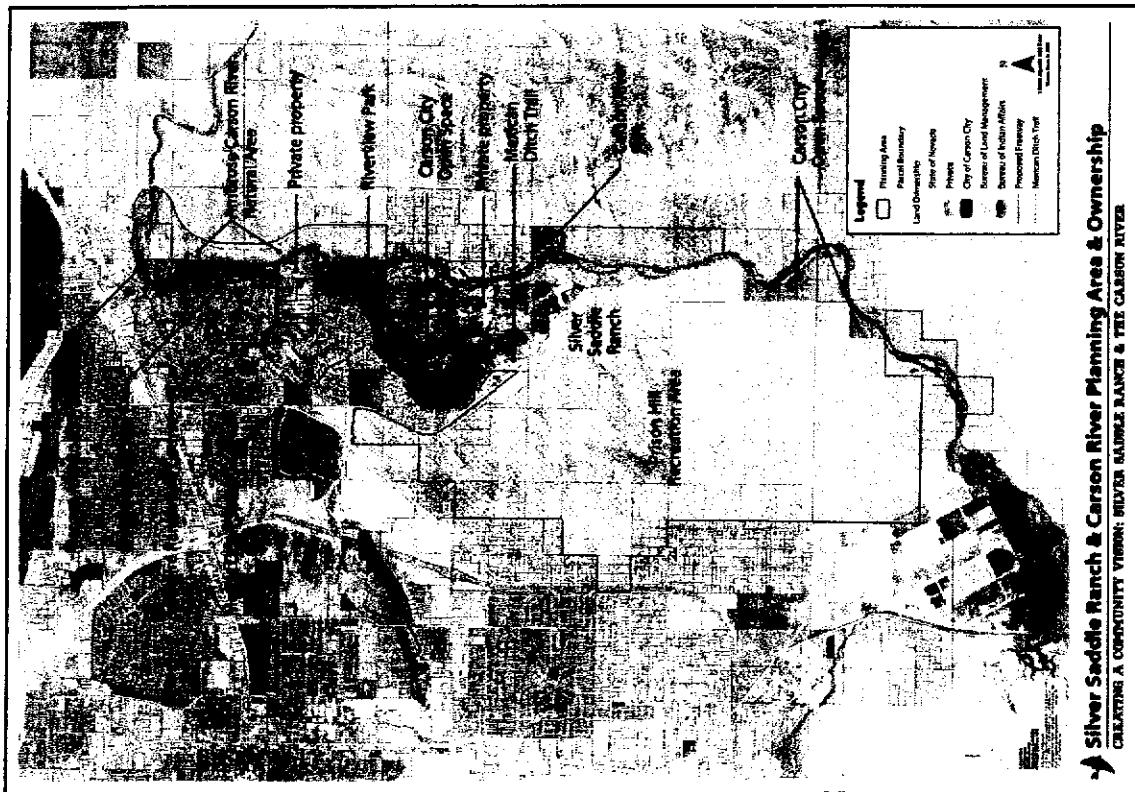


Figure 2

Table 3. Current and Proposed Land Use Plan

Land Use Area	Current Uses	Allowable Uses
Morgan Mill Road Trailhead	<ul style="list-style-type: none"> • Nonmotorized use • Trailhead • River access put-in/take-out • Picnic facilities 	<ul style="list-style-type: none"> • Same as current
Ambrose Natural Area	<ul style="list-style-type: none"> • Open space • Nonmotorized use • Environmental education • Riparian zone • Floodplain protection 	<ul style="list-style-type: none"> • Same as current
Riverview Park	<ul style="list-style-type: none"> • Nonmotorized use • Wetlands 	<ul style="list-style-type: none"> • Same as current
Mexican Ditch Trail	<ul style="list-style-type: none"> • Nonmotorized use 	<ul style="list-style-type: none"> • Same as current
Carson River Park	<ul style="list-style-type: none"> • Nonmotorized use • River access put-in/take-out • Picnic facilities handicapped access • Trailhead 	<ul style="list-style-type: none"> • Picnic facility • Snow play area
Silver Saddle Ranch	<ul style="list-style-type: none"> • Open space • Nonmotorized use • Events • Environmental education • Agriculture • Wetlands and floodplain protection 	<ul style="list-style-type: none"> • Visitor center • Events pavilion
Carson City Open Space (aka Carson River/Mexican Dam properties)-north-ern piece	<ul style="list-style-type: none"> • Nonmotorized use • Riparian zone and floodplain protection 	<ul style="list-style-type: none"> • Same as current
Carson City Open Space (aka Carson River/Mexican Dam properties)-south-ern piece	<ul style="list-style-type: none"> • Nonmotorized use • Riparian zone and floodplain protection • Vehicular access on road 	<ul style="list-style-type: none"> • Same as current
BLM Open Space (aka Howard/Dombrosky Properties)	<ul style="list-style-type: none"> • Open space • Riparian zone and floodplain protection 	<ul style="list-style-type: none"> • Same as current
Prison Hill Recreation Area-South	<ul style="list-style-type: none"> • Motorized use 	<ul style="list-style-type: none"> • Nonmotorized
Prison Hill Recreation Area-Central	<ul style="list-style-type: none"> • Open space • Nonmotorized use 	<ul style="list-style-type: none"> • Same as current
Prison Hill Recreation Area-West	<ul style="list-style-type: none"> • Recreation and public purpose • Water tank • Trailhead • Nonmotorized use • Recreation and public purpose • Nonmotorized use • Trailhead 	<ul style="list-style-type: none"> • Developed recreation and public purpose use
Prison Hill Recreation Area-North	<ul style="list-style-type: none"> • Recreation and public purpose • Nonmotorized use • Trailhead 	<ul style="list-style-type: none"> • Developed recreation and public purpose
Carson City Open Space (aka Andersen Property)	<ul style="list-style-type: none"> • Agriculture • Nonmotorized use • Wetland and habitat protection 	<ul style="list-style-type: none"> • Same as current
Empire Ranch Trail	<ul style="list-style-type: none"> • Nonmotorized use • Trailhead 	<ul style="list-style-type: none"> • Same as current

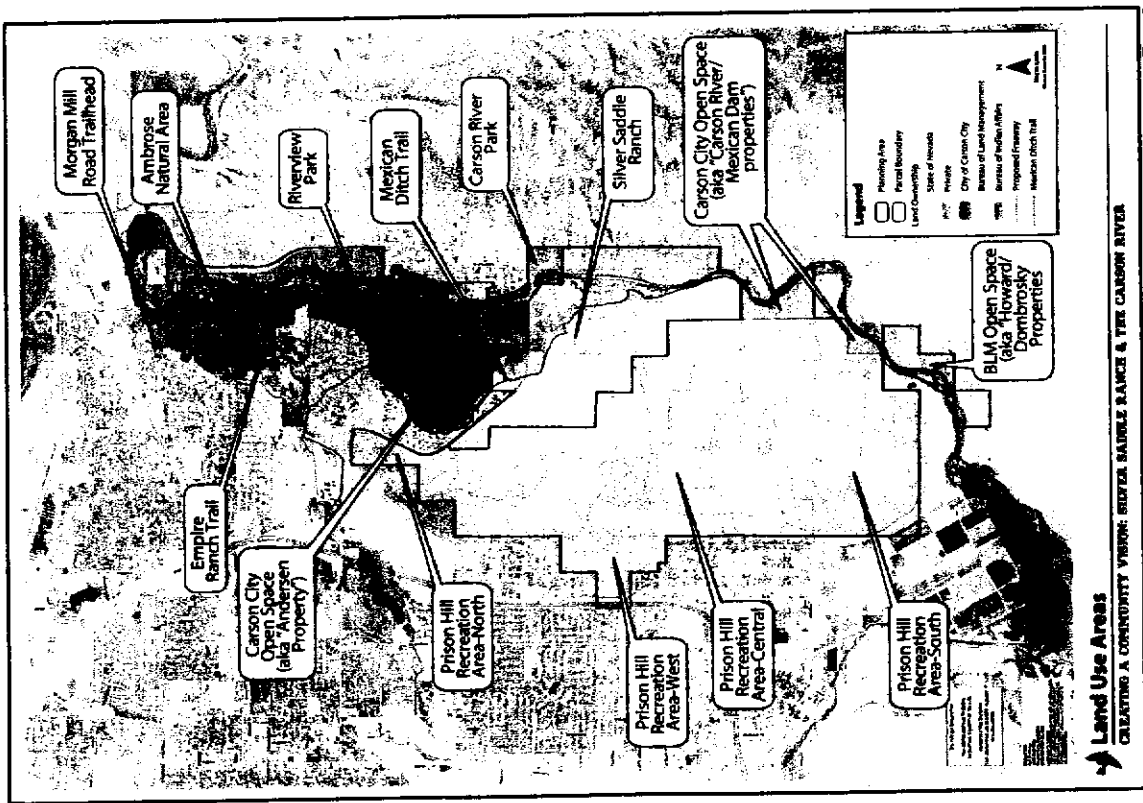


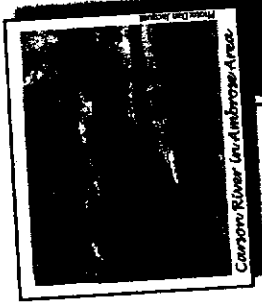
Figure 3

Morgan Mill Road River Access Area

Located just south of US-50, the approximately 0.25-acre Morgan Mill Road River Access area provides access to the Carson River from Morgan Mill Road along the east and south sides of Empire Ranch Golf Course to Empire Ranch Road. The natural setting here is dominated by the river, its riparian corridor including cottonwood trees, and thick understory. The river access area includes limited parking, northern access to the Empire Ranch Trail, a picnic area, and launch area for non-motorized watercraft.

Ambrase Carson River Natural Area (ACRNA)

The 182-acre ACRNA is owned by BLM and jointly managed with Carson City. ACRNA provides access to the east side of the Carson River along Deer Run Road. Here the Carson River flows through stands of cottonwood trees and thick willow habitat. The majority of the river banks in the area are high and steep with river access limited to a stretch along the east side of the river during periods of low water. Recreation includes non-motorized trail uses including walking, horseback riding, in addition to sightseeing, bird watching and water-based uses such as fishing and river rafting/canoing. This site is also recognized as having exceptional environmental education opportunities (BLM, 2000).



Carson River in Ambrase Area

Carson City Open Space - Andersen Ranch

Moffat Open Space Property

The 37-acre Moffat Open Space Property is located between Fairview Drive to the west, Lipire Drive to the north and Hells Bells Road to the south. The site provides trailhead parking, a shade structure, paths, and scenic views. The Mexican Ditch Trail connects to the property.

Riverview Park

Consisting of 109 acres of natural area, Riverview Park is contiguous with the Korean War Veterans Memorial Park. The main entrance to Riverview Park is located at the east terminus of E. Fifth Street, with a trail from the nearby residential area coming in from northwest corner. The park is bordered on the east by the Carson River. A variety of habitat types is located here, including upland sagebrush, wetlands, cottonwood trees and understory along the river banks. Riverview Park includes trailheads, a 1.6-mile exercise course and a .4-mile nature trail. Additional amenities include abundant paved parking, vault restrooms, barbecues, and uncovered picnic areas. Within the planning area, this is one of the most heavily used sites.

Carson City Open Space (informally known as "Andersen Ranch" area)

In July 2008, Carson City announced that it would purchase the 86-acre Andersen Ranch property located just east of Carson River Road and Buzzy's Ranch Road. This area primarily consists of wetlands and wet meadows. The site will help to connect Riverview Park to the north with Silver Saddle Ranch to the south. The Mexican Ditch Trail runs along the west side of the property. The 397-acre private property known as Jarraud Ranch is located to the east of the Andersen Ranch property and is also a target for acquisition by the City for open space.

Mexican Ditch Trail Corridor

The approximately 3.5-mile, unpaved Mexican Ditch Trail parallels the Mexican Ditch from Moffat Open Space Property to the north and through Silver Saddle Ranch, ending at the Mexican Dam to the south. The Mexican Ditch was historically used to run the Mexican Mill in the 1860's and is still in operation today and contains enough water throughout the year to maintain willows along both sides. Trail uses include pedestrian, equestrian and cycling.



Mexican Ditch & Mexican Ditch Trail

Morgan Mill Road River Access Area

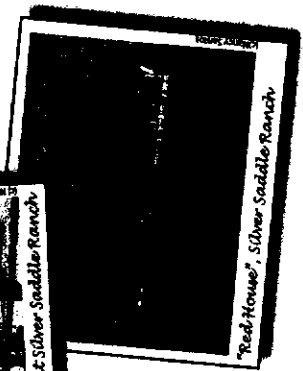
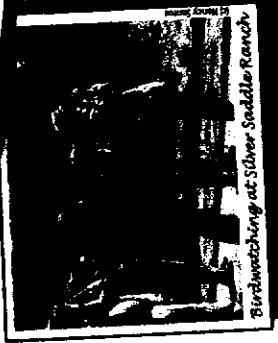
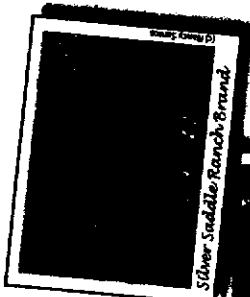
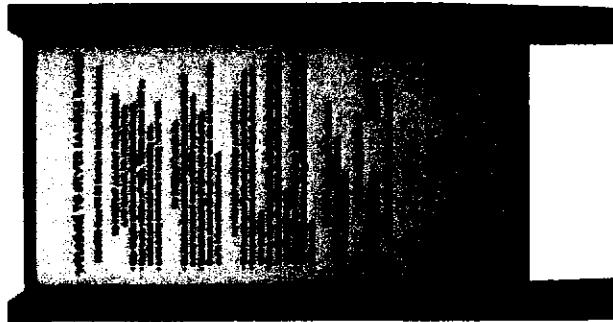
The Morgan Mill Road River Access Area provides access to the Carson River from Morgan Mill Road along the east and south sides of Empire Ranch Golf Course to Empire Ranch Road. The natural setting here is dominated by the river, its riparian corridor including cottonwood trees, and thick understory. The river access area includes limited parking, northern access to the Empire Ranch Trail, a picnic area, and launch area for non-motorized watercraft.

AMBRASE CARSON RIVER NATURAL AREA

The Carson City High School Biology class has adopted the Ambrase Carson River Natural Area. They have created interpretative for approximately one mile of trail and have produced a brochure that can be used with descriptions of sites and points marked as you walk the trail.

Silver Saddle Ranch

The 703-acre Silver Saddle Ranch (SSR) contains some of the last undeveloped open space along the Carson River in Eagle Valley. The ranch was acquired by BLM in 1957 for its combination of recreation potential, unique natural resources and its strategic location between the Pine Nut Mountains and the Prison Hill Recreation Area, both of which are BLM properties. Natural resources on the ranch vary from the cottonwood trees, willows and dense understorey along the river corridor to the agricultural field, and the uplands adjacent to the Prison Hill Recreation Area. Approximately 80 acres of the ranch are irrigated, cultivated fields (BLM, 2000). Original ranch facilities include barns, corrals, horse stables, and the original ranch house. Visitor amenities include abundant parking, trailheads leading to a variety of locations, picnic areas and vault restrooms. The ranch is used for group activities and events.

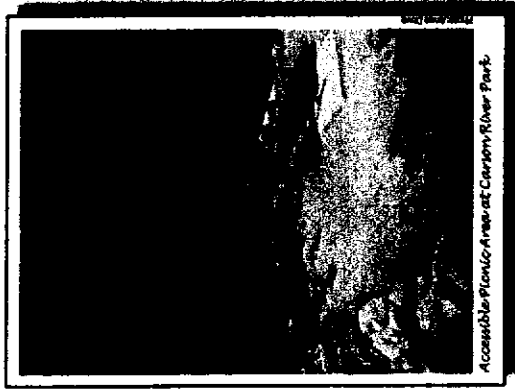


Prison Hill Recreation Area

This BLM recreation area occupies a prominent north-south trending ridge known as Prison Hill which covers 2,430 acres of rugged terrain located west of Silver Saddle Ranch. Prison Hill represents important wildlife habitat and consists mostly of upland plant communities with species such as sagebrush and pinyon pine. The landscape includes rolling and sandy hills, and steep and rocky slopes offering recreational and scenic resources. Uses include hiking, mountain biking, and equestrian trail use. The southern area of Prison Hill is designated for off-highway vehicle (OHV) use.

Carson River Park

The 40-acre Carson River Park is located adjacent to the northeast corner of Silver Saddle Ranch, near the intersection of Carson River Road, Pinion Hills Drive and Sierra Vista Lane. The park includes a large paved parking area, an enclosed portable toilet, a river access ramp for non-motorized watercraft and decomposed granite walking paths leading to picnic areas and an accessible fishing pier. With the exception of the paved parking area, the park is natural with cottonwood trees providing shade, while the river's edges are dense with willow thickets.



CARSON RIVER PARK
 Throughout 2009, Carson River Park will be improved and enhanced. The proposal calls for adding additional shade trees and a fruit tree orchard, open space area, group bar-b-que, a play area, additional paved parking improvements, and a trailhead entrance into the Mexican Ditch trail. A trail sign for the irrigation of the Silver Saddle Ranch will be converted into a dry creek throughout the site improvements. The budget for this project is approximately \$225,000.

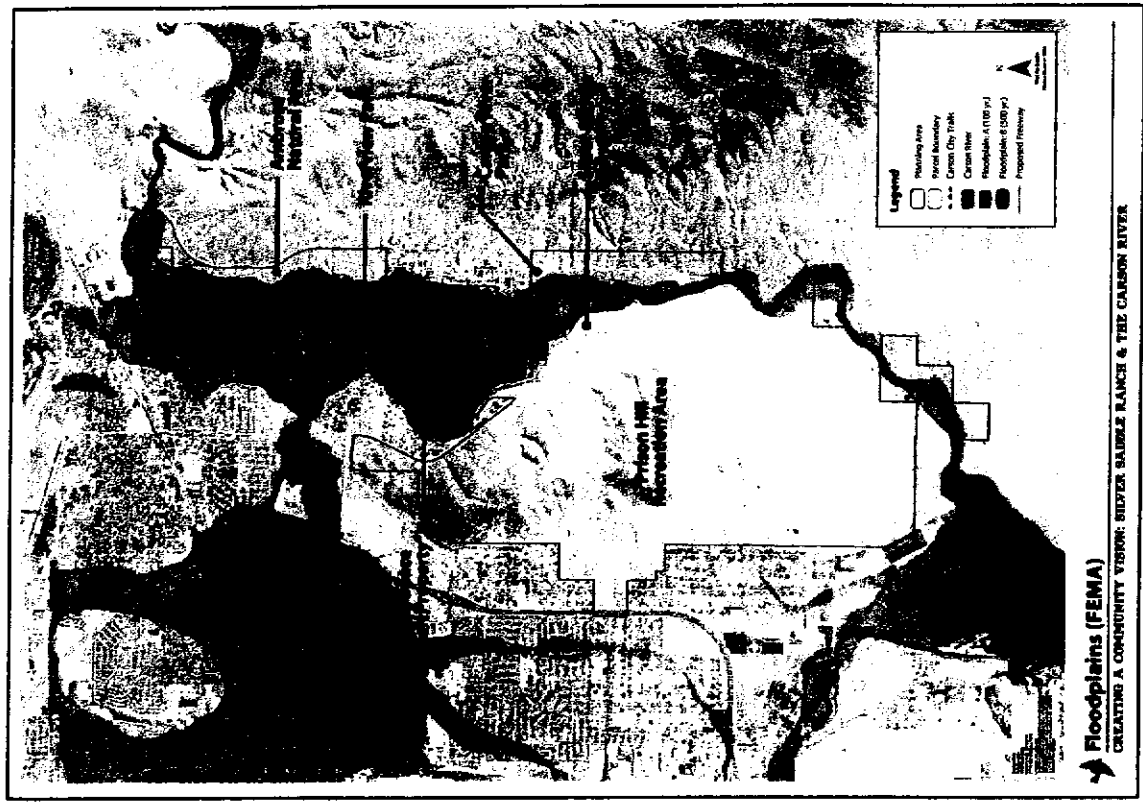
Carson City Open Space (informally known as "Carson River/Mexican Dam properties")
 Carson City and BLM have recently acquired several properties along the Carson River upstream of Silver Saddle Ranch for river corridor protection and public access. These acquisitions include the Desormier, Foerschler, Crosby, Rikalo, Howard and Dombrowski properties, totaling more than 300 acres.

The Carson River
 The thread that connects these sites is the Carson River. As a major hydrologic feature in western Nevada, the river originates in California within the Sierra Nevada south of Lake Tahoe. From there, the river extends 125 miles through Douglas County and Carson City, then turns east through Lyon County into the Lahontan Reservoir in Churchill County. The river is heavily used for irrigation purposes. Through Carson City, the river is 15.6 miles. Within the planning area between Prison Hill and the Pine Nut Mountains, the river corridor consists of irrigated floodplain with grasses, wetlands, and upland dominated by sagebrush. Along the river's edges in the riparian zone, willows and cottonwoods provide woodland vegetation and quality bird habitat. The river is also used for recreation purposes including bird watching, fishing and nonmotorized boating including rafting, canoeing and kayaking.

Water Resources
 The Carson River, is the primary natural source of water in the planning area. By 1861, the Mexican Dam and Ditch were constructed to divert water from the river to the Mexican Mill located approximately 1/4-mile from the Carson River Ambrose Natural Area (BLM, 2000). The Mexican Ditch today provides water to Silver Saddle Ranch and other downstream users north of Silver Saddle Ranch.

Natural Resources
 The planning area contains a broad range of natural and recreational resources. The river corridor includes largely contiguous riparian vegetation with adjacent emergent wetlands within the Carson River floodplain (Figure 4: Flood Plains; Figure 5: Natural Resources). Upland areas of the

CARSON CITY OPEN SPACE- CARSON RIVER/MEXICAN DAM PROPERTIES
 One of the earliest features of the Mexican Dam properties consists of a bridge containing forest in an area where during high flows the river meanders and creates islands. These islands will subside as the proposed trail around the entire perimeter of Prison Hill, Mexican Dam is geographically located within the northern end of what is known as the Carson River. However, the dam itself is owned by the Mexican River Association, not exclusively by Carson City or the Bureau of Land Management.
 The Bureau of Land Management has during the past five years purchased properties on both sides of the Carson River such as Howard and Dombrowski, Foerschler, and Stein. These properties were purchased with funding through the Southern Nevada Public Land Management Act environmental sensitive lands program. All of the properties possess riparian values along the shores of the Carson River as well as prominent rock outcroppings and dramatic elevation and topographic features making them particularly scenic.



Floodplains (FEMA)
 CREATING A COMMUNITY VISION: SILVER SADDLE RANCH & THE CARSON RIVER

Figure 4



Figure 5

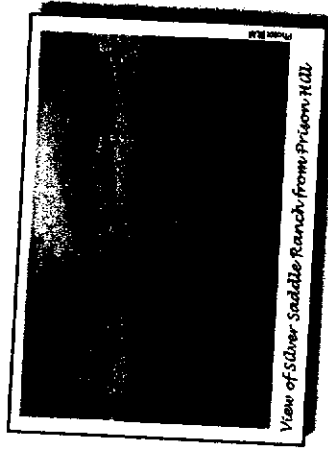
planning area are characterized by sagebrush and rocky outcrops. Irrigated and pasture areas are also used as habitat. The planning area is also known to provide habitat for a wide range of species. It is known that at least 57 bird species and 12 mammalian species are known to either be present and in some cases, breed within the planning area (BLM, 2000).

Cultural/Historic Resources

The planning area was traditionally home to the Washoe people, with a long oral history and occupation of the area prior to the arrival of European-Americans in the mid-1800s (BLM, 2000). The Washoe primarily used the area for gathering plants and hunting. The first known agricultural development of the Silver Saddle Ranch area dates to 1862. After 1864, Silver Saddle Ranch was divided into five blocks of land. In 1956 the Chartz-Herfax Ranch and the Bird-Urich Ranch were joined and became Silver Saddle Ranch. The descendants of the owners Mr. and Mrs. Merchant sold the property to BLM in 1997. Silver Saddle Ranch today retains 13 ranch-related buildings dated from the 1920-1980s.

Visual Resources

Prison Hill provides a visual backdrop to much of Carson City with hills that extend as high as 700 feet above the surrounding areas (Figure 6: Silver Saddle Ranch & Prison Hill Topography). From the top of Prison Hill and its west-facing slopes, outstanding views of the Sierra Nevada range reward trail users. The valley in which Silver Saddle Ranch is located, is bordered by Prison Hill to the west and the Pine Nut Mountains to the east, providing a largely rural/natural landscape character. Views to the north and south of this valley are expansive and include the river corridor and its mature riparian vegetation. Prison Hill is one of the elements which provide Carson City with a sense of place.



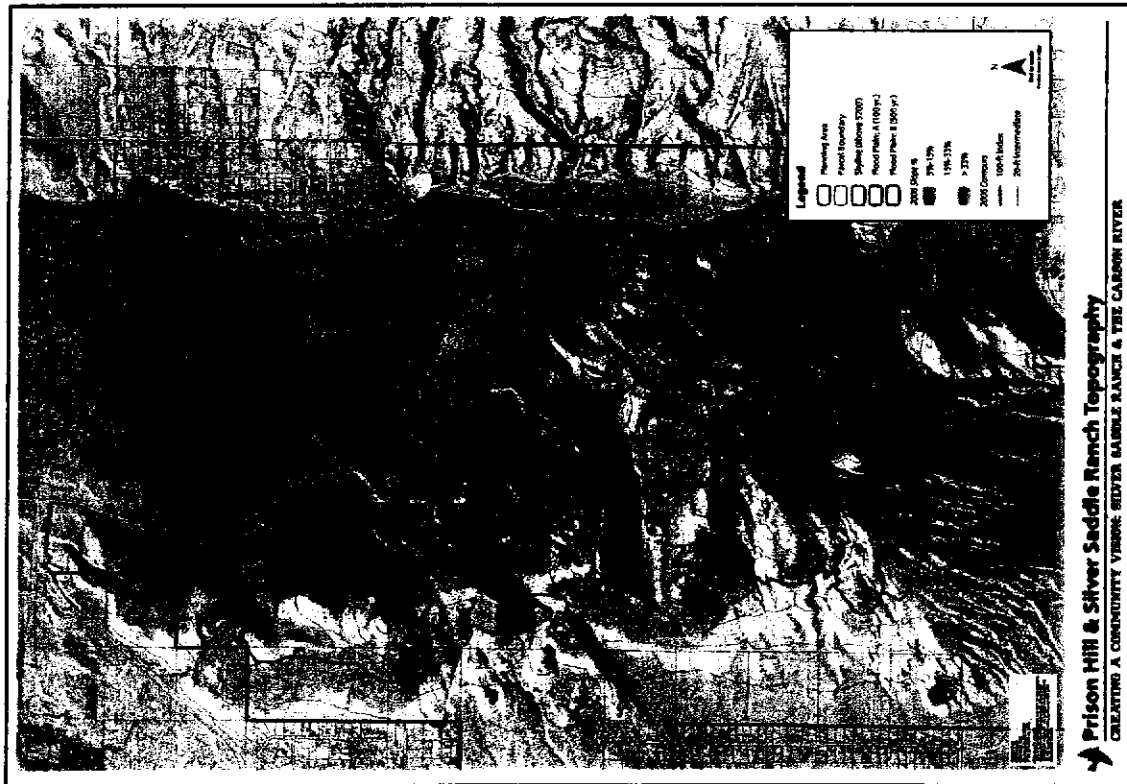


Figure 6

Planning Framework

Carson City and BLM have undertaken a number of planning efforts that affect the Silver Saddle Ranch and Carson River Area. However, no one plan encompasses the entire planning area for this effort, particularly given the anticipated changes in land ownership and management responsibilities. The planning team identified the relevant planning documents, goals and objectives from the wide array of existing planning documents that affect the planning area (*Appendix B: Silver Saddle Ranch and Carson River Area Planning Framework*). Existing, relevant plans include but are not limited to:

Carson City:

- **Carson City Master Plan (2006):** The Master Plan is an officially adopted policy document that outlines Carson City's vision and goals for the future and provides guidance for elected and appointed officials in making choices regarding the long-range needs of the community. The written goals and guiding principles, policies, and recommended actions, in combination with the Land Use Map, provide a basis for decisions affecting growth, the use and development of land, preservation of open space and the expansion of public facilities and services.
- **Carson City Parks and Recreation Master Plan (2006):** The purpose of the Parks and Recreation Master Plan is to identify the recreation needs of today's residents, to anticipate those of tomorrow, and to assure they will be met through proper planning.
- **Unified Pathways Master Plan (2006):** This document is a comprehensive plan for non-automobile travel routes in and around Carson City. The title "pathways" refers to the many different types of routes that are included: trails, sidewalks, bike lanes, off-street multi-use trails and even an "aquatic trail" related to the Carson River which was added to a revised version of the plan in 2007.
- **Carson City Open Space Plan (2006):** In 1996, the citizens of Carson City approved a ballot question entitled "#18: Quality of Life Initiative" that authorized a ¼-cent sales tax to fund open space, parks and trails. This open space plan was developed to guide the use of these funds and to identify other means to preserve open space.

- **Carson River Master Plan (1996).** The master plan represents a starting point that guides the implementation of policy and development of improvement projects for the Carson River area.

Bureau of Land Management:

- **Interdisciplinary Management Plan for Silver Saddle Ranch and the Ambrose Carson River Natural Area (2000).** This purpose of this plan is to identify issues and outline goals, objectives and management actions that are ecologically sound, economically feasible and socially acceptable. The intent is for this plan to resolve issues and problems through specific on-the-ground actions that do not require additional analysis or planning.
- **Carson City Urban Interface Plan Amendment (1996).** This document was prepared jointly with City of Carson City and provides an amendment to the existing Walker Resource Management Plan to provide for improved management of public lands adjacent to the community of Carson City. This plan provided for the withdrawal of mining uses from the interface lands on the Pinyon Hills and Virginia Ranch surrounding the Eagle Valley.

OVERVIEW OF PROCESS

The primary goal of this planning effort was to ensure that the process was driven by the community's vision, goals and desires for the area. As such, the planning steps were designed as a series of feedback loops between the community, the planning team and the charrette participants in order that each successive step in the process would build from the previous one. The primary mechanism for obtaining input was a series of four public workshops to gather ideas and input on a vision for the planning area. After each workshop, the planning team consolidated this information and then presented it back to the community for further discussion and additional input (*Figure 7: Public Input Process*). This vision, goals and recommendations from these workshops was then used to guide the charrette participants' work as they explored planning and design ideas for making that vision a reality.

Public Input Process

CREATING A COMMUNITY VISION FOR SILVER SADDLE RANCH AND THE AMBROSE CARSON RIVER NATURAL AREA

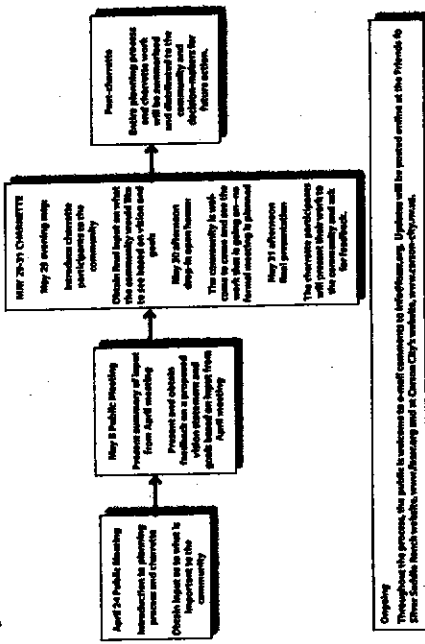


Figure 7



Figure 8: Self Guided Tour Route

In preparation for the series of public workshops, a self-guided tour of the planning area was created, distributed around the community, and posted on the internet (Figure 8: *Self Guided Tour Route*; Appendix C: *Self Guided Tour Brochure*). The tour guide provided a chance for people to experience the area in news ways and reflect on their ideas about what they would like to see in the future. Information about the workshops and how to submit comments was included in the self-guided tour brochure. The charrette planning staff and a cadre of participants were able to share knowledge and become familiar with issues firsthand through this tour.

Additional outreach about the planning effort was communicated through press releases, direct mailing, informational brochures distributed at a variety of public places around the city, presentations to numerous City advisory boards and televised on the local access channel and information on Carson City's, BLM's and Friends of Silver Saddle Ranch's websites (Appendix D: *Charrette Informational Brochures*). Media coverage was provided by NewsCarsonCity.com, Reno Gazette-Journal, and Nevada Appeal. In addition, a panel discussion that included Carson City, BLM and Friends of Silver Saddle Ranch was aired on KUNR public radio's, "High Desert Forum". The primary goals of the outreach effort were to raise awareness about the planning area and to encourage people to engage in the process.

Public Workshops: Setting the Stage

Workshop 1, conducted on April 24, 2008, provided an opportunity to introduce and orient the community to the charrette process and the planning area. Participants were invited to share their long term visions for Silver Saddle Ranch and the Carson River area. The last portion of the workshop was spent brainstorming ideas about important issues and other considerations for the planning of this area.

Based on input from Workshop 1, a vision statement and supporting goals reflecting the common themes identified by the community were presented for feedback at Workshop 2, which occurred on May 8, 2008. Participants were given an opportunity to suggest any revisions. In the end, the following vision and goals were finalized based on this input.

Vision. noun. *vis·ion*.
defn. In planning and design, a description of a desired long term, future condition or outcome.

Goal. noun. *gōl*.
defn. Result or achievement toward which an effort is directed. Shorter term outcome that supports achievement of a long-term vision.

Vision

The Silver Saddle Ranch and Carson River area provides close-to-home, natural, open space that contributes to quality of life for residents and visitors. This historic landscape helps to preserve Carson City's rural heritage while providing a variety of passive recreation and trail uses that are balanced with existing agricultural uses and protection of the Carson River ecosystem and its associated values.

Goals

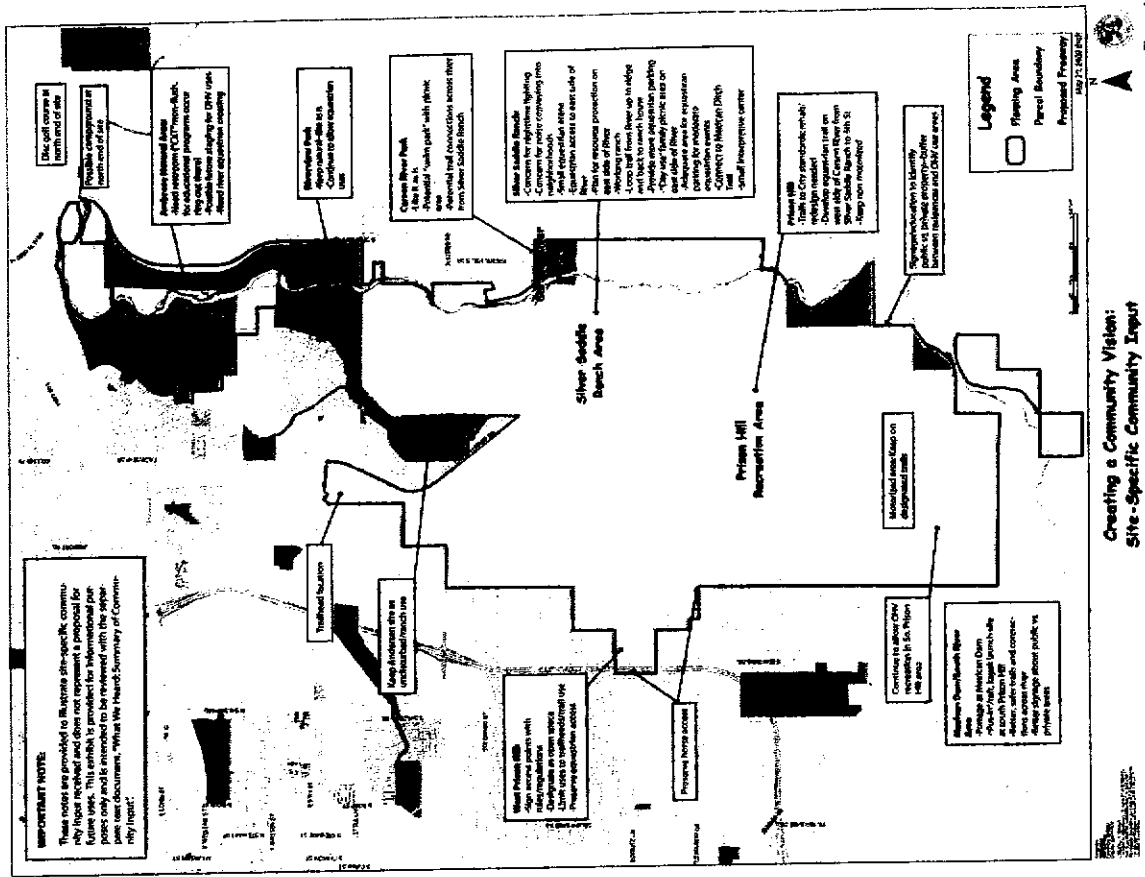
1. Preserve and enhance the area's scenic, natural, undeveloped character.
2. Protect and enhance the Carson River ecosystem including associated upland areas.
3. Provide for a variety of trail uses, passive recreation opportunities and events that are compatible with preserving the character of the area and protecting natural resources.
4. Enhance access to the Silver Saddle Ranch and Carson River area, including Prison Hill.
5. Preserve the area's cultural heritage and resources.
6. Improve on-site educational and interpretive opportunities.
7. Manage the area for improved safety, resource and private property protection.

Once there was agreement on a vision and goals, another round of brainstorming produced more specific ideas for how to achieve the vision and goals.

Following is a summary of the key concepts and ideas received from the community during the two public workshops and through direct correspondence with the planning team (Figure 9: Site-Specific Community Comments). A complete list of the workshop notes and other comments received is included as Appendix E: 4/24/08 Workshop Summary and Appendix F: 5/8/08 Workshop Summary.

Character of Planning Area:

- Undisturbed, quiet, open space character is what makes many people like Carson City
- Planning area is "hidden, protected" open space but close to town at the same time
- Concerns about impacts of overly-developed park and recreation facilities
- Open spaces are contiguous and provide opportunities for connections.



- Scenic value is high and should be preserved
- Dark sky appreciated
- Maintain working ranch—would like to see successful, sustainable agricultural operation

Quality of Life, Social, Psychological Benefits

- Quality of life—access to river, wildlife habitat
- Release/escape area for community—psychological “safety valve”
- Opportunities to engage those alienated from nature
- Source of community image and pride

Economic Impacts

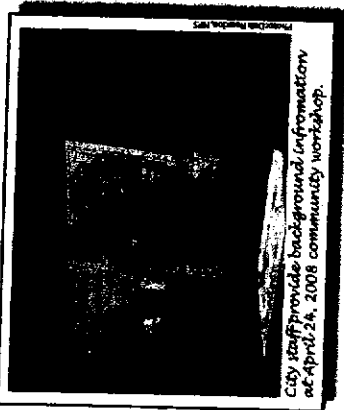
- Potential for positive economic impacts from tourism and over all quality of life improvements
- Some business activities in area, specifically equestrian-related services, dependent on trail system

Natural Resources

- Healthy, functional ecosystem including habitat connectivity/corridors
- Protect and enhance diverse natural resources
- Minimize new land/resource disturbance—make any development (trails, recreation) as environmentally-sensitive as possible
- Designate wildlife protection areas and riparian protection area
- Noise/fair quality concerns from motorized uses
- Manage invasive species

River, Floodplain & Water Resources

- Carson River is the only river in the city which makes it unique
- The river is suitable for seasonal water-based recreation (including rafting, kayaking, etc.)
- People want access to the river but how without impacting it
- Watershed as a whole, including undeveloped floodplain, is important for habitat, water resources, etc.
- Water quality is a concern (erosion, livestock, effluent spreading)



City staff provide background information at April 24, 2008 community workshop.

- Keep river natural and enhance habitat/vegetation—limit recreation development
- Continue irrigation of agricultural areas as part of a working ranch (explore obtaining water rights or access to reclaimed water)

Historic/Cultural Resources

- Ranch and surrounding areas an historic landscape and part of area's heritage
- Preserve Silver Saddle Ranch as a cultural resource

Trails

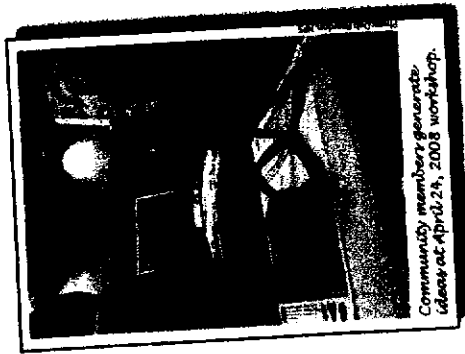
- Concerns about user conflicts. Some want to see trails multiple uses, others would prefer separated uses
- Trail planning and uses should be linked to resource protection goals
- Existing facilities at Silver Saddle Ranch support equestrian uses and should remain. Opportunity to demonstrate ranching practices
- Concern about restricting/eliminating equestrian uses. Users feel that impacts are over-exaggerated (i.e. manure, river access to water horses) and that horses are part of the area's heritage
- Need to clarify through signage and education appropriate access points, trail routes, private vs. public, property, motorized/OHV vs. nonmotorized areas, river access, etc.
- Want to see better integration and connectivity of trail systems, including connections to bike trails in developed areas and loop trails including proposed access across future highway
- Keep OHV uses at south end of Prison Hill but with better signage, enforcement
- Preference is for natural surfaced trails to preserve natural character
- Bridge crossings at river and Mexican Ditch for multiple trail users are needed
- Create buffers between trails and residential areas
- Variety of trail experiences (i.e. singletrack, multiuse, elevations, etc.)
- Access to adjacent residences/neighborhoods
- Ensure ADA compliance and universal accessibility
- Need staging areas (including for horse trailers)
- Potential wagon-carriage driving trail use



Breakout group at April 24, 2008 workshop.

Recreation Uses

- Passive recreation uses preferred to maintain character of area; development intensity should relate to recreational experience
- Any recreation should be consistent with resource protection goals
- Low impact river recreation
- Bird and wildlife watching—high quality birdwatching area—potential for wildlife observation platforms
- Potential camping
- Improve fishing
- Some would like to explore hunting, while others do not want it in the planning area
- Potential for disc golf course
- Consider how recreation (including trail) uses are distributed throughout the planning area—it is large and diverse enough for many uses and different forms of recreation
- Some like the idea of extending the V&T rail with a wagon road from the V&T terminal to Silver Saddle Ranch while others think it would be too obtrusive



Education/Interpretation

- Opportunities for outdoor environmental education, including school programs—potential interpretive river rafting trips
- Potential interpretive themes/topics: watershed, history, environment
- Small/modest interpretive/nature center at Silver Saddle Ranch
- Unobtrusive signs and interpretive features needed including trail etiquette, regulations/rules, directional information

Community Engagement

- Outreach important—need a plan
- Reengage neighbors
- Foster public ownership
- Important to engage the public in planning process

Management

- Important to communicate rules and regulations (trail etiquette, dog policies, motorized vs. non-motorized areas, etc.) and safety information
- Limit/prohibit commercial activities

- Organized events: keep relatively small and consistent with character of site and resource protection
- Funding concerns: where will the funding come from for improvements, operations and maintenance
- Partnership opportunities
- Engage the community in maintenance—opportunities for volunteer work
- Fire/fuel management important
- Monitoring, patrols and enforcement needed (i.e. rangers, on-site supervisor, neighborhood watch, etc.)

Health & Safety

- Safety is a concern (issues with drug use, homeless camps, etc.)
- Sanitation/health issues with lack of restrooms

Workshop 3, held on May 29, 2008, provided an opportunity for the community to view and comment on a summary of their ideas, which were provided in written and mapped formats. This workshop also marked the kick-off of the charrette with all participants invited to the event. This provided an opportunity for the charrette participants to meet community members and share any final thoughts before the core of the charrette began on Friday morning.

The Charrette

Commencing with the May 29 public workshop and kick-off celebration, the charrette began in earnest on Friday, May 30 at the Carson City Senior Citizens Center. Charrette invitees representing a cross-section of stakeholders, community members and technical experts were identified and recruited to participate. Approximately 45 people participated in the charrette.

Charrette Team Focus Areas

Given the range of sites, issues and opportunities throughout the planning area, charrette participants were formed into three teams, each with a separate focus area (*Appendix G: Charrette Teams*). The first team focused on natural resources including the Carson River ecosystem and natural resource issues. The second team explored trails and passive recreation considering trail networks for the whole planning area as well as other types of compatible recreation. Anticipating that Silver Saddle Ranch and Prison Hill would be focal areas, the third team was tasked with developing site plans and ideas for managing these sites.

While each team focused on a different area of emphasis, participants were encouraged to check-in with each other and seek counsel/advice from other teams

to feed into their work. To facilitate coordination and integration of ideas, formal check-in times provided a chance for all of the teams to reconvene and hear updates from each other.

All teams were reminded that the vision and goals developed by the community would be the foundation from which they would work. Participants were also provided with the other input obtained through the public workshops.

Charrette Process

Friday morning, the charrette participants received a brief orientation to the agenda and process for the two-day event and then quickly boarded a bus to be taken on a tour of the planning area. The purpose of the field trip was to orient participants to the area and provide an opportunity to gather information and photos of the sites that would later be used to develop planning and design recommendations. The tour route was the same as that in the Self-Guided Tour Brochure made available to the public in the months leading up to the charrette (Appendix C: *Self-Guided Tour Brochure*). Participants were asked to think about how the vision and goals developed through the community input process could be implemented through planning and design.

Specific questions to spur participants' thinking included:

1. Look at surrounding areas—what does the interface between uses look like? How do adjacent uses affect the site and vice versa?
2. What do you see that contributes to the "rural and open space character" of the area that people want to see pre served?
3. What is the topography like? How steep are the slopes and how does that affect uses?
4. Vegetation patterns—what are the patterns you see and how do those relate to topography and uses of the site?
5. How does water move through the site? Are there wetland areas or other areas that would limit recreation uses?
6. What issues you see? Are there any opportunities? Challenges?
7. What is this area as a whole? A "natural area"? A natural "regional park"? An "open space" area?



Tour guide, Juan Guzman, with Cooper City, describes area to participants



Participation at Carson River Park, a stop on the fieldtrip.

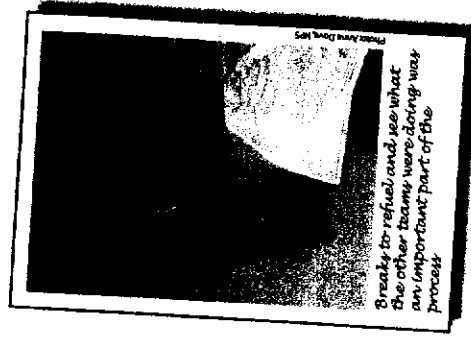


Fieldtrip provided an opportunity to become oriented to area.

Upon returning to the Senior Center, the group discussed their impressions of the planning area and any issues, opportunities or constraints observed (Appendix H: *Field Trip Observations*). Teams then convened to develop a simple conceptual plan for different uses. Once each team had developed an overall land use plan, the groups reconvened to share what they had developed.

Using these overall land use plans, each team then set out to develop a common understanding of the existing conditions, opportunities and constraints relative to their area(s) of focus. Based on this analysis and their observations from the field trip, each team then began generating ideas for how to meet the community's long term vision and goals for the planning area. Throughout Friday afternoon, the public was invited to "drop-in" and observe the charrette process and offer any input. At the end of the day, each team presented their progress to the others before adjourning after a long day's work.

Saturday morning, the teams reconvened to identify the tasks they wanted to complete before the public presentation that afternoon. The teams worked furiously through lunch to complete their drawings and recommendations. At 2:00 p.m. Saturday afternoon, the public was invited to hear a summary of the work that was completed over the two days and offer feedback.



Breaks to refuel and see what the other teams were doing was an important part of the process.

CHARRETTE RESULTS

Each of the three teams received some guidance regarding potential topics upon which to focus and potential products for them to generate over the two days. As many participants were not as familiar with the planning area as others and the charrette took place within a compressed time period, the recommendations developed will require further evaluation prior to implementation. For each team, the following is a summary of this guidance and the ideas that they generated.

Natural Resources Team

The Natural Resources Team was asked to focus on the Carson River ecosystem and natural resource issues. Their recommendations provided the baseline data for managing the planning area and included parameters for how to integrate uses of the area (i.e. recreation, use areas, etc.). Additional issues they were asked to consider included:

- Strategies to sustain the Carson River
- Water resource management
- Vegetation management
- Agricultural uses
- Invasive species
- Disturbance (i.e. flooding, fire, etc.)

Based on this guidance, the Natural Resources Team focused on generating recommendations around the themes of sustaining the river, water, vegetation and wildlife (*Appendix I: Natural Resources Team Original Notes and Drawings*). The group started by considering the overall concept of "sustainability" which would guide recommendations for these four themes.

Sustainability

- The existing conditions do not necessarily represent what should be achieved to be sustainable
- Important #1 focus/place to start is defining floodplains and 100-year flood zone
- Define a special flood hazard area
- Within this area, there should be no permanent structures or major capital improvements with the following exceptions:
 - o Agriculture
 - o Recreational activities/amenities (that are appropriate/compatible)
 - o Grazing: a management plan is needed to determine what is and is not appropriate
 - o Define best management practices (BMPs) for uses within these areas
- Riparian corridor protection



Carson River

Recognizing that the Carson River is one of the key components of the planning area's ecosystem, the group developed the overarching concept of "Sustaining the Carson River" as an organizing principle (Figure 10: *Natural Resources Team-Sustaining the River*). Specific strategies for establishing the river's existing condition and monitoring future conditions include but are not limited to those identified below:

- Conduct a resource/soils assessment
- Adopt the Living River concept for future management
- Ensure that floodplains remain undeveloped
- Encourage agricultural land uses in the floodplains
- Restore and connect wetlands and oxbows to the river
- Acquire water to improve baseline flows in late summer and fall
- Maintain grade controls at the Andersen diversion and Mexican Dam
- Decommission/reclaim trails with grade in excess of a X% (recommended slope TBD based on more detailed analysis) to manage erosion and water quality
 - Follow the City's *Carson River Master Plan*, including trail setbacks from river
 - Comply with federal Clean Water Act
 - Determine and plan/design within the river's carrying capacity
 - Develop guidelines for flood resistant design that does not impair river/floodplain function

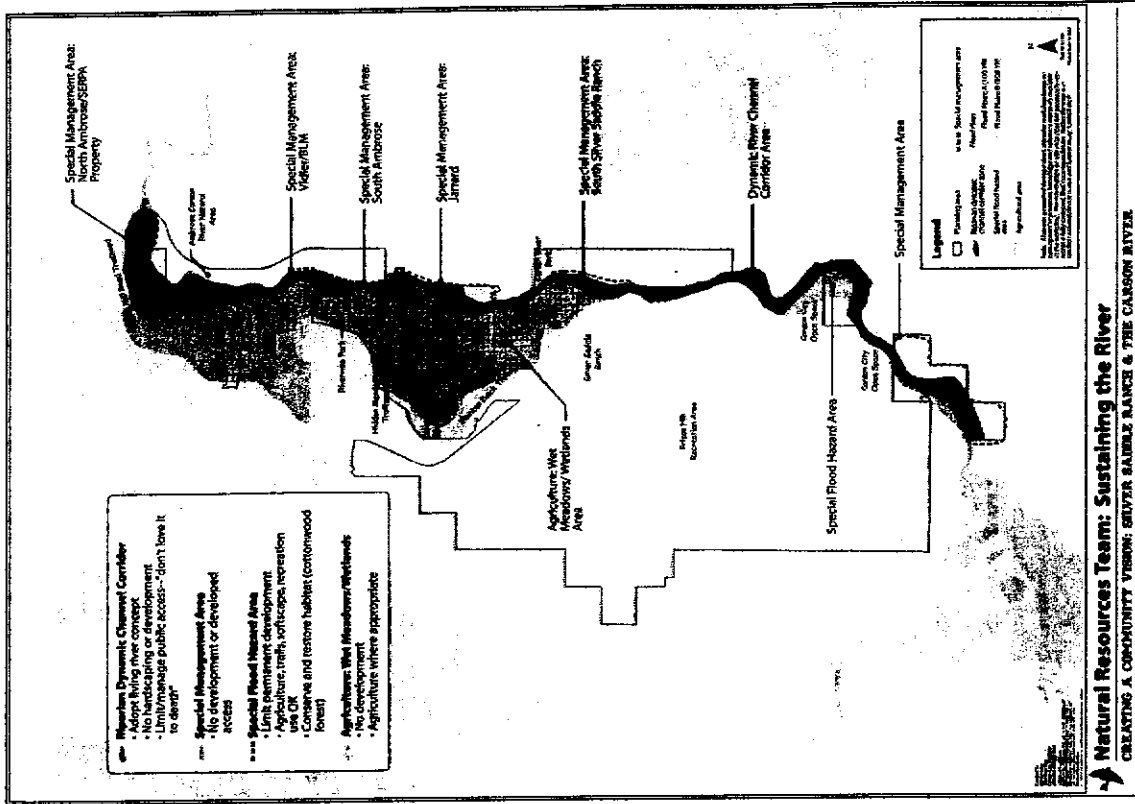
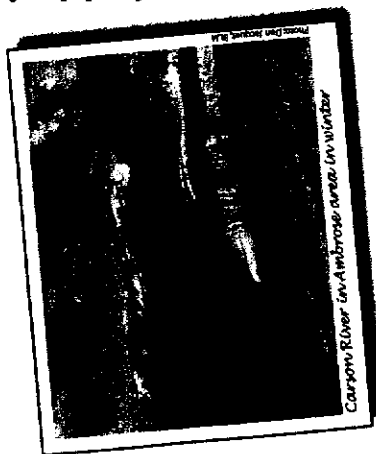


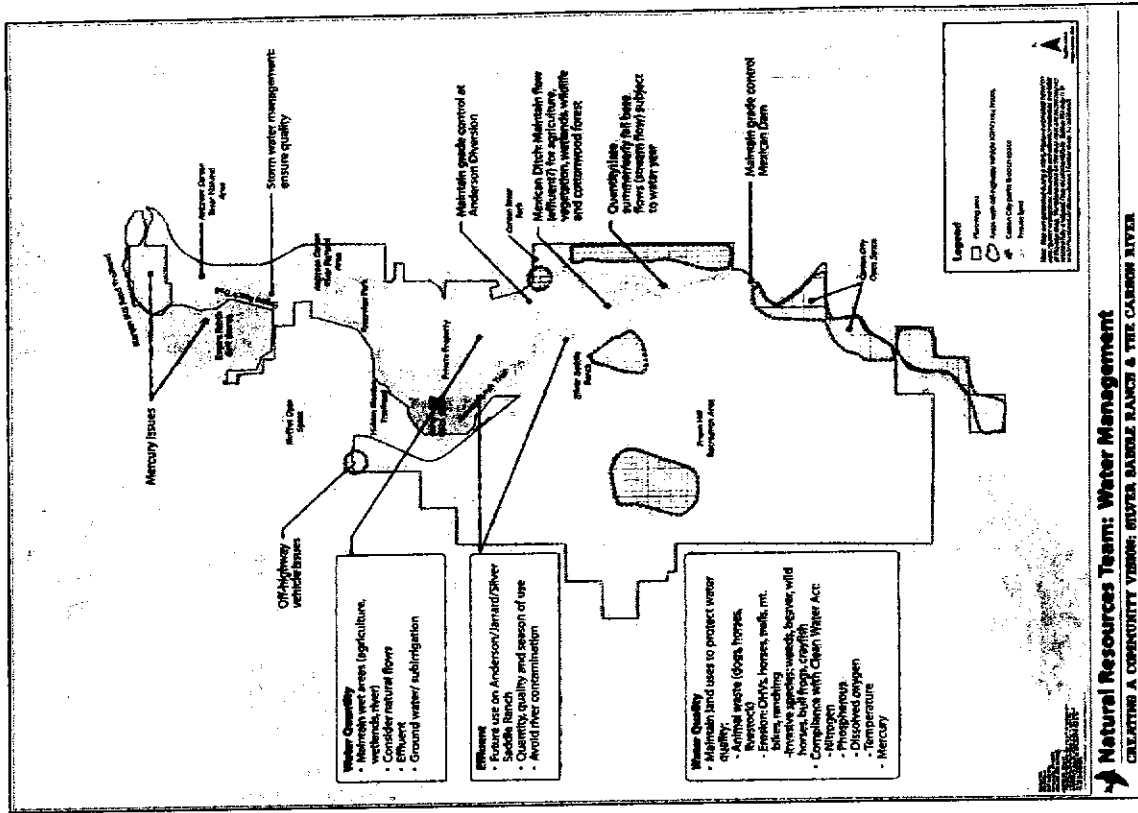
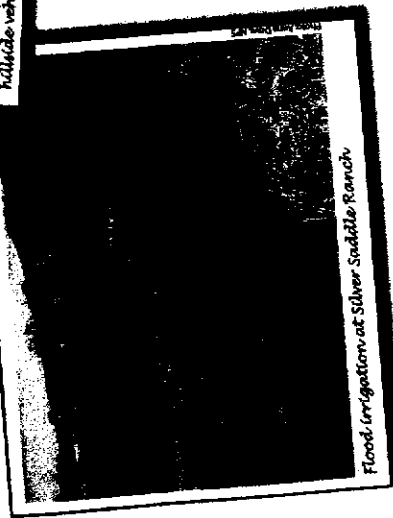
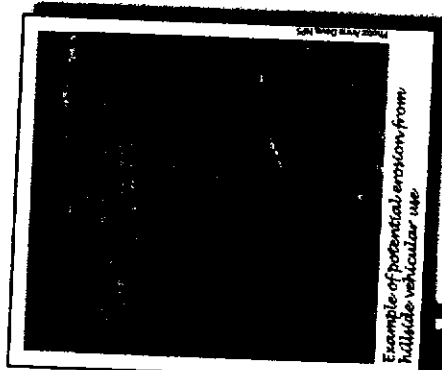
Figure 10

Water Resources Management

Recognizing that water management is a key issue that relates to sustaining the river as well as supporting the agricultural uses that contribute to the rural character of the area, the team also generated recommendations for how to manage water resources in the planning area (Figure 11: Natural Resources Team-Water Management).

Specific recommendations addressed issues related to:

- Water quality issues related to storm water management, erosion, and specific sources of contamination
- Water supply and availability, including use of water for wetlands and the river as well as potential uses of effluent



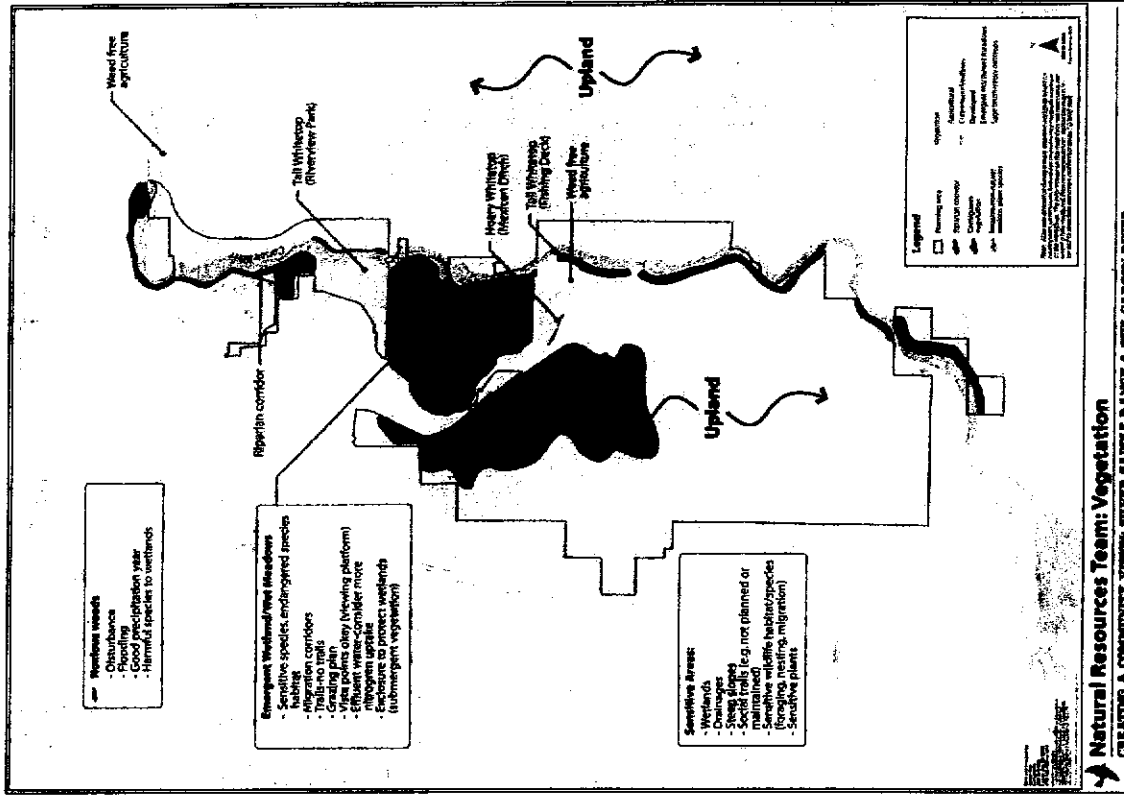
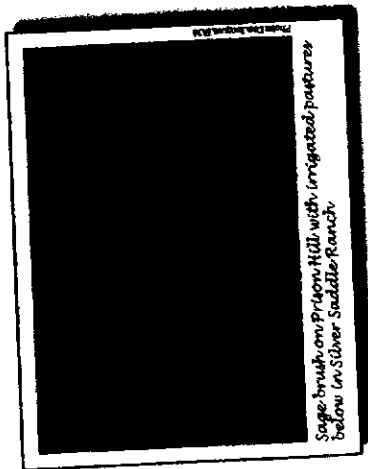
Natural Resources Team: Water Management
CREATING A COMMUNITY VISION: SILVER SADDLE RANCH & THE CARSON RIVER

Figure 11

Vegetation

Based on the concept of sustaining the Carson River ecosystem the following list of recommendations for vegetation protection, management and revegetation were identified (Figure 12: *Natural Resources Team-Vegetation*). The list is not necessarily complete but identifies those ideas considered during the planning process.

1. Protection of desirable (noninvasive, native) species
 - Various successional stages (ex. understory vegetation)
 - Contiguous (unfragmented) vegetation
 - Soils: survey to determine carrying capacity (appropriate activities)
2. Management of Invasive/harmful/noxious plant species
 - Identify, monitor and remove weed population, especially in disturbed (designated trails, socials, construction) and developed areas
 - Outreach, community education, stewardship
 - Regulatory authority, comply with
3. Revegetation of desirable species (restoration)
 - Cottonwood regeneration—riparian corridor
 - Establish/succession vegetation stages (ex. understory)
 - Reclamation/revegetation of disturbed sites



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Wildlife

Based on the concept of sustaining the Carson River ecosystem the following list of recommendations for wildlife protection, management, and habitat conservation were identified (Figure 13: Natural Resources Team-Wildlife). The list is not necessarily complete but identifies those ideas considered during the planning process.

1. Protection of sensitive species and their habitat including nesting, foraging, denning and migration
 - Regulatory authority: federal/state/local
 - Riparian corridor: no disturbance within 150-foot buffer from edge of corridor. No development except at designated sites
 - Wildlife movement/migration corridor
2. Management of special status sensitive species and habitat
 - Avoid/minimize habitat fragmentation (ex. existing trails, proposed trails)
 - Utilize existing BLM Interdisciplinary Management Plan for the Silver Saddle Ranch and the Ambrose Carson River Natural Area and Carson River Master Plan pending development of new planning area management plan.
 - Invasive/nonnative species, impacts of
3. Develop habitat conservation plan
 - Develop planning area management plan
 - Consider impacts (noise and disturbance) to wildlife
 - Consider activity levels (ex. number of participants, time of day/year, frequency)

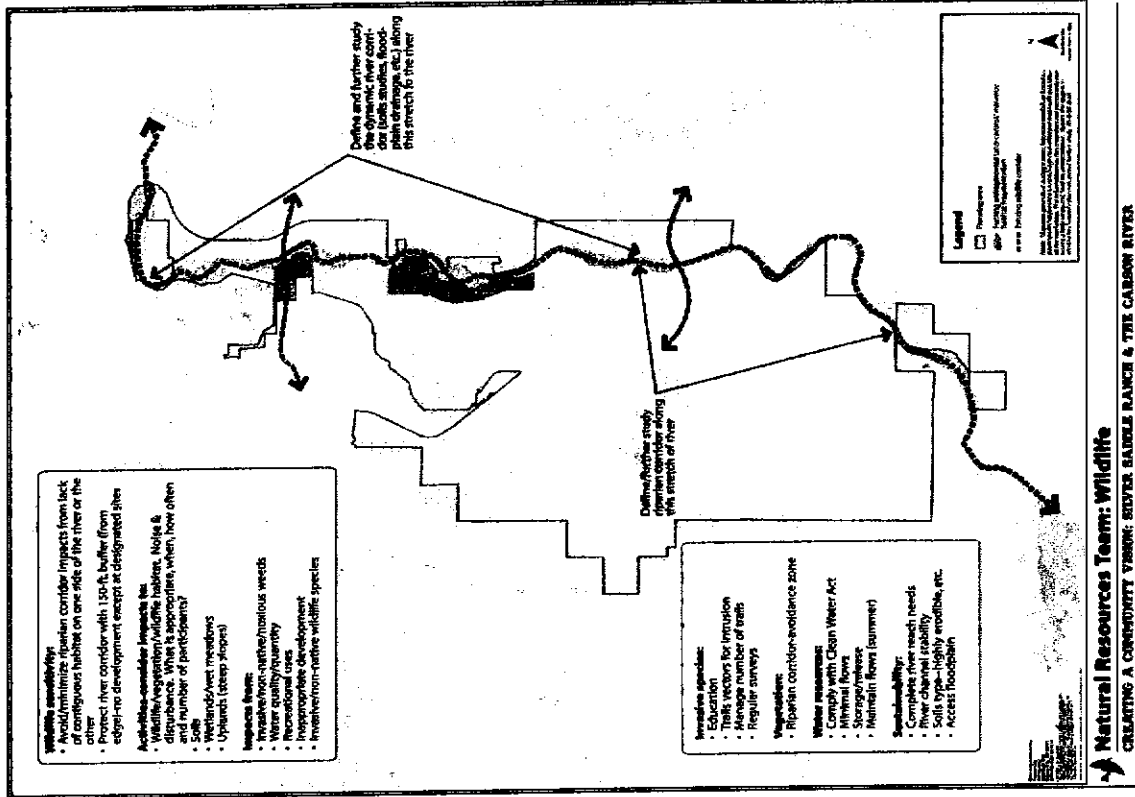
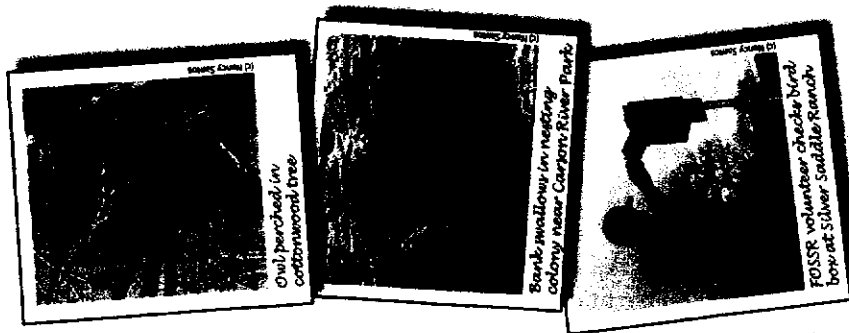


Figure 13: Natural Resources Team-Wildlife

Trails & Passive Recreation Team

This group was tasked with focusing on a trail network (including water/aquatic trails) and additional passive recreation uses that would tie the whole planning area together. Specific issues that the group was asked to consider included:

- Trail connectivity
- Public access points and staging areas
- Public/private land interface
- OHV use
- Recommendations for specific use areas
- Trail and passive recreation management and policy
- Education/interpretation/signage

The group consolidated recommendations for these topics into two maps, *Figure 14: Trails & Passive Recreation Team-Proposed Recreation*; and *Figure 15: Trails & Passive Recreation Team-Potential Signage*. The team also generated general recommendations (*Appendix J: Trails & Passive Recreation Team Original Notes and Drawings*).

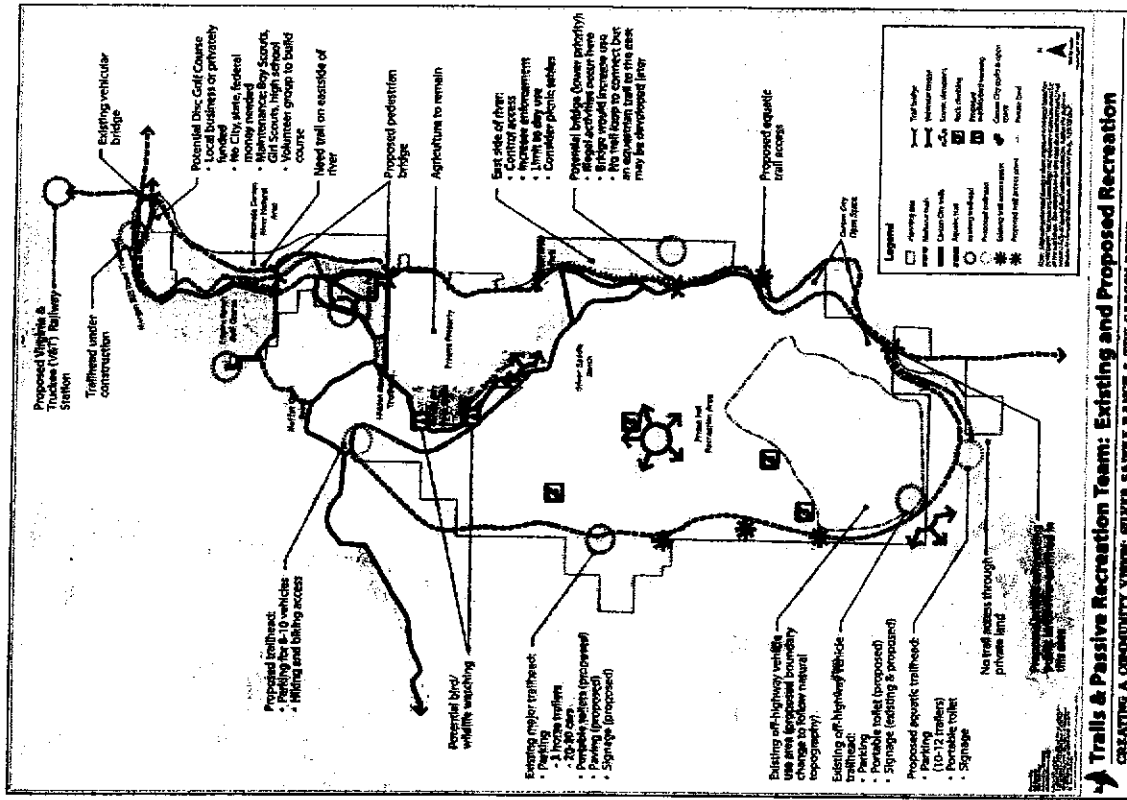
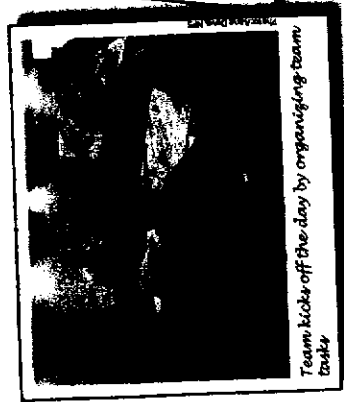
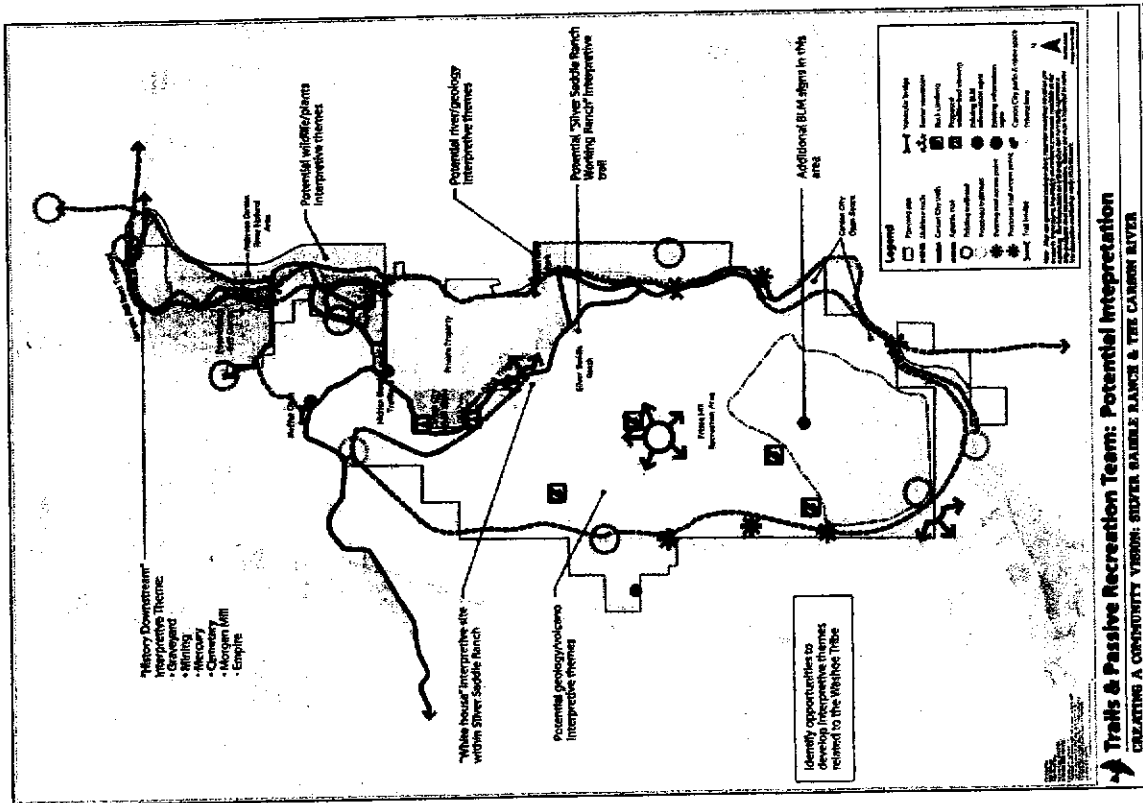


Figure 14



Trails & Passive Recreation Team: Potential Interpretation
 CREATING A COMMUNITY VISION: SILVER SADDLE RANCH & THE CARSON RIVER

Figure 15

Trail Connectivity, Access and Trailheads

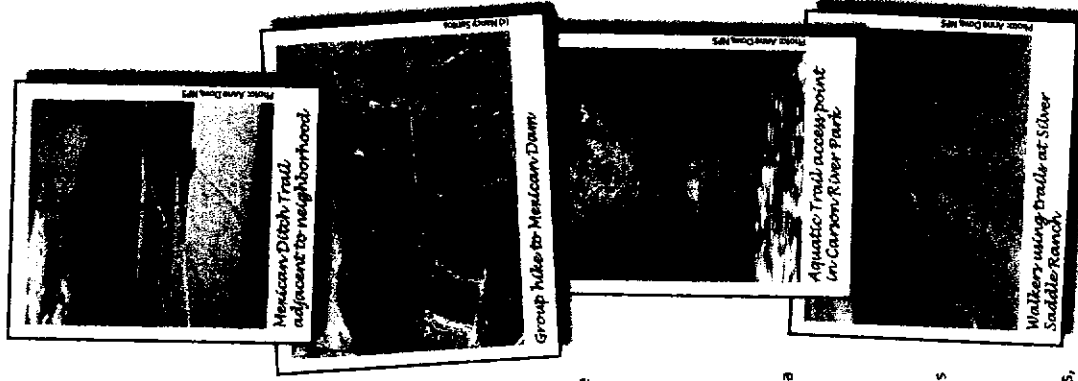
Given the new challenges associated with conceptualizing the whole planning area as one contiguous series of parks and open spaces, the team spent some time exploring opportunities for greater trail connectivity. They reviewed the City's existing "Unified Pathways Master Plan" (2007) and brainstormed potential connections to the newly acquired areas. Connecting people in Carson City to the planning area with trails and connecting beyond the planning area into adjacent counties were also goals of this group.

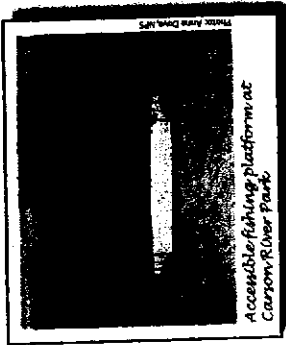
The group developed a number of specific recommendations that would facilitate greater trail connectivity, including:

- Use natural resource data to avoid impacting sensitive areas
- Connect trails across new open space areas as they are acquired
- Acquisition of the open space east of the newly-purchased "Buzzy's Ranch" site would help provide greater connectivity because of its location
- After Highway 395 is constructed, need to ensure there are trail connections to Prison Hill.
- A trail connection from the western Prison Hill trailhead (by the water tank) to the Carson River could function as a major east-west connector
- Reduce the number of trails—there are many that were informally created that are redundant; conduct a new inventory as needed
- Consider a loop trail that would encircle the Prison Hill area and connect to Silver Saddle Ranch
- Explore potential for a trail surrounding all of Carson City
- Potential river crossings needed at the south end of the planning area

Recommendations related to trail access points and trailheads included:

- Add an access point to the river at the south end of the planning area
- Develop guidelines for trailheads including size, amenities, surface materials, etc.





- Identify 1-2 appropriate parking sites for trailers. Identify 1-2 sites for parking.
- Use natural resource data (including any river setback recommendations) to avoid impacting sensitive areas
- Access by adjacent homes

Off-Highway Vehicle (OHV) Use

Another issue that was raised in the public workshops was management of OHV use in the planning area. While there were concerns about trail user conflicts and confining OHV use to

designated areas, there was no proposal to entirely exclude this use in the study area. Within this context, the team developed several recommendations.

The team agreed that there is a need to encourage users to stay within the designated OHV area in the Prison Hill Recreation Area. Some ideas to facilitate this included increase education through programs and signage, and developing an "adopt an OHV area" for better user group self-management. The trail system design was also cited as a potential obstacle for retaining use within the designated area. It was noted that the trail system should be enhanced to be "smarter" so that features such as "dead ends" at the OHV boundary are eliminated. Part of reconsidering the trail network within the OHV area might also necessitate decommissioning and revegetating some trails that have poor alignment or that lack durability. Funding for such efforts could be generated through a permitting or fee system.

Overall, the group felt that there is much to be learned from other communities—the east side of the Tahoe Rim Trail has addressed similar issues—and that local ordinances and/or regulations could be developed to help implement these ideas.

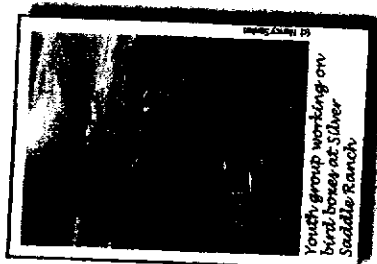
Passive Recreation – Other Uses

In addition to trail uses, the team was asked to identify and explore other types of passive recreation that would be appropriate within the planning area. The team recommended that areas transferred to or acquired by the City be designated as open space rather than as parks to be consistent with the vision and goals generated through the public workshops. Passive recreation would be compatible with this land use designation.

The group started by identifying existing passive recreation as including hiking, dog walking, horseback riding, biking, geo-caching, fishing, rock climbing, birding, rafting, canoeing, kayaking, stargazing, picnicking, hanging out, meditating, par course, environmental education programs, and cultural heritage programs. Additional potential passive recreation uses were identified as including:

- Community garden
- 10k marathons
- Disc golf – brings tournaments, money and people to the area
- Senior Center outings ("going back in time" for seniors)
- Boy and girl scouts – bird box building events/outings
- Birding
- 4H, public groups, elder hostel, weddings
- White water rafting
- Mexican Dam – keep it open for water based recreation
- RV park
- Training facility for Sheriff's office

Overall, the group felt that it will be important to define what "passive recreation" means for this area and to further determine the number of people that will use each activity/amenity to inform the development of any future amenities.



Public-Private Land Interface

One concern that emerged from the public workshops leading up to the charrette related to the issue of trespassing over private land by recreation users, particularly where residences interface with the Prison Hill area. The team developed some recommendations related to this issue:

- Fencing of private land should be up to the landowner. Agencies should not be responsible for installing fences
- Standard demarcation (fences) should be maintained by landowners
- Issue is likely related to not knowing where boundaries exist. Most people want to respect private property but cannot with out adequate signs/fencing
- Educate public with signs on both public and private lands

Management and Policy

The team agreed that while management and policy considerations are very important in the long term, they are also among the more difficult issues to address. A key issue they struggled with is who is going to manage this area and how will the resources to do so be generated. Many of the ideas involved partnership between agencies and with non-governmental organizations and groups, including:

- Pursue mutual agreement between the BLM and Carson City Parks and Recreation Dept.
- Develop a volunteer program
- Start a trails association
- Create an "adopt a trail/resource/area/etc." program
- Partner with the neighboring prison to contract labor.
- Develop a sponsorship program
- Generate a donation program and encourage neighboring communities to contribute
- Ask people to include donations to the Ranch in their wills



Marketing/outreach

One major issue that arose during the public workshops was that many were used to thinking about the planning area as a series of discrete, individual areas rather than as a network of interconnected spaces. This team spent some time thinking about how to alter peoples' thinking about this area. To begin, they considered what the "big idea" was that would capture the essence of the area. The river emerged as a key feature and a concept of, "A Living River: Lifeblood of the Community" was developed, in recognition that the river is a common thread that is part of a living, dynamic system that represents the interface between people and the environment.

Using this overarching concept, the group then explored what they felt would be a major outreach focus, education and environmental interaction. The group developed topics that relate to this focus area:

- Yesterday: prehistory, Native American occupation, settlement including mining, V&T Railroad, ranching, etc.
- Today: Urbanism, education, mechanized recreation, non-motorized recreation, return to environmental concern for environmental participation/interaction
- Tomorrow: sustainable design, green building prototypes, solar/electric transportation system onsite, living laboratory, prototype demonstrations of solar/wind/water harvesting/other scientific/reclaimed water. Enhanced educational opportunities for outreach and tourism

In order to sustain the "Living River: Lifeblood of the Community" concept, the group generated some recommendations:

- Develop an advisory committee that would work with the administrator/manager(s) of the area
- Draft a marketing plan that addresses outreach, grant writing, and funding, including partnerships. Include local education leaders in the process
- Develop a storyline: who, what, where, why-yesterday, today, tomorrow that would tie into interpretation and education

CHARRETTE A MARKETING OUTREACH FUNDING SOURCE

1. Administrators determine what resources required to develop public program, manage the program, maintain the water plan and fulfill the mission.
2. Marketing opportunities on financing opportunities by identifying opportunities to create and sell the products and services produced by the program.
3. User services: a full range of programs intended to foster public support and give back value to all segments of the community served.
4. Capital Improvement: Treatise combination of facility drive and conservation/preservation driven facilities
5. Operation and maintenance: necessary for the care of facilities and protection of the resources, user safety and security, upkeep and repair, and incentives to attract public participation.
6. Planning and design standards and guidelines: resolve inconsistencies among regional systems/ad-jacent jurisdictions, develop feasible transitions

- Identify programs that will engage the community and define program scope
- Natural resource management will need to be a component of sustaining this concept

An additional summary of financial and marketing concepts and potential programs was generated by a member of the team that provides a wide range of ideas for consideration (*Appendix K: Financial and Marketing Concepts*).

Specific Use Areas

While another team focused on the Silver Saddle Ranch and Prison Hill areas, this team was asked to consider any other specific use areas they deemed appropriate. The team chose to explore opportunities for the newly-acquired "Buzzy's Ranch" area in addition to the open space to the east of there that the City is actively trying to purchase. Ideas for this area included:

- Wetlands integrated with passive uses such as trails, horses and pastures.
- Use site for education about water resource issues including use of reclaimed water
- Identify a small facility for meetings
- Use "Green" design standards, may enhance grant/funding opportunities
- Include history, cultural information, and trail maps at the interpretive center

The group also identified a few uses that they would like to see sited somewhere within the broad planning area, including:

- An amphitheater
- Potential disc golf in the Morgan Hill/Deer Run area
- Designate safe swimming areas

Education, Interpretation & Signage

Using the "big idea" concept for the area, "A Living River: Lifeblood of the Community", the group identified potential interpretive and education themes for the site including: history (mining, ranching, Native American—natural and human histories); geology; biology and ecology; and the river corridor and its influence on the project area. These themes could be used in identifying interpretive trails, signs, programs and educational materials.

Some specific recommendations related to interpretation included:

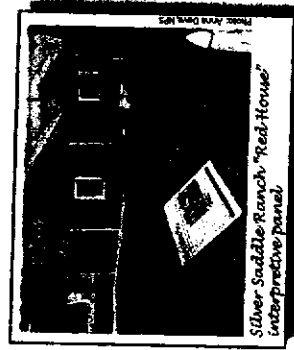
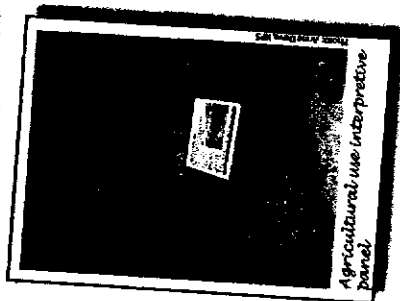
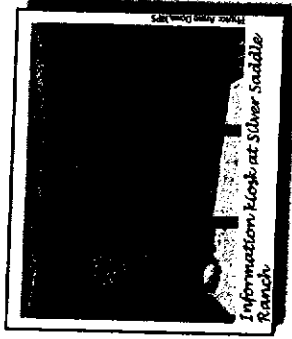
- Divide the area into subsections, determine history, wildlife and interpretation for each

- Develop a system of interpretive information including signs and a parallel website. Provide other features on the site such as platforms with views that can be used to tell stories at each viewing area
- Further define interpretive themes, which could potentially change over time. Specific ideas for themes include:
 - o River is a key element, it is the reason that everything in our area is there.
 - o Role of ranches in the history and development of the area—Silver Saddle Ranch
 - o Geological features
 - o History of Prison Hill
 - o Ambrrose Natural Area – wildlife

The group also spent time brainstorming about signage systems. They identified several functions for signs beyond interpretation, including signs that would communicate regulatory and directional information and contain elements such as maps and mileage markers.

Potential design guidelines for signs include:

- Unify the signs through design and conceptual themes
- Make the signs long-lasting
- Transparency within overall look that is repeated across multiple signs
- Use silhouette photos or some subtle images in the background.
- Keep signs out of the 150' river setback
- Signs should be low maintenance; difficult to destroy, easy to change elements (i.e. panels, mileage markers) later
- Get others involved in sign design (i.e. kids, NV history classes, school groups). In Virginia City, signs were created by high school students.
- Signs need to be tied to something physical.
- "Overall" signs at beginning of the trails—include these at all official access/entry points. Concept – hit people right away when they enter the area; provide a picture of the



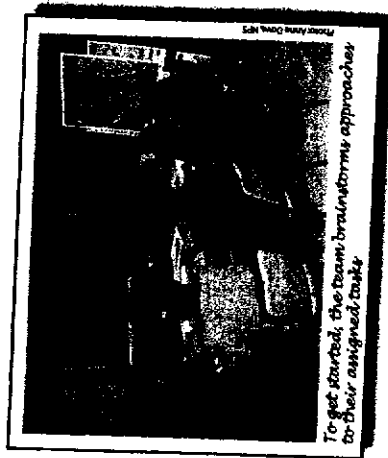
- entire trails system; locate where you area on the system (e.g. 'welcome, you are here'); allowed uses
- Include directional signs where trails intersect
 - Develop trail names and loops that help identify locations. Tie to interpretive themes.
 - Signs should describe what people can expect on the trails. An example of a US Forest Service sign that meets this criterion was provided
 - People know what to look for; use the same signs used in other parts of Carson City
 - Use all recycled materials (Trex) which are more expensive but reduce operations and maintenance costs later
 - Public education would unify users. What do people expect for each segment of the trail? Disperse uses and direct people to appropriate locations to recreate.



Silver Saddle Ranch & Prison Hill Team

Because Silver Saddle Ranch and the adjacent Prison Hill emerged through the public workshops as focal areas, one team at the charrette was tasked with focusing just on these areas. Specifically, the team was asked to explore:

- How Silver Saddle Ranch could function as a hub for passive recreation, education and interpretation in the context of the site as an historic ranch at Silver Saddle Ranch
- Prison Hill uses, particularly the west and south side where recreation/trail uses interface with residences
- Management/policy considerations
- How to connect these sites into the broader planning area



The group spent Friday generating an analysis of the existing conditions, opportunities and constraints for these areas (Figure 16: Silver Saddle Ranch & Prison Hill Team-Site Analysis). Based on this analysis, the group explored each of the five topics assigned to them (Appendix L: Silver Saddle Ranch & Prison Hill Team Original Notes and Drawings).

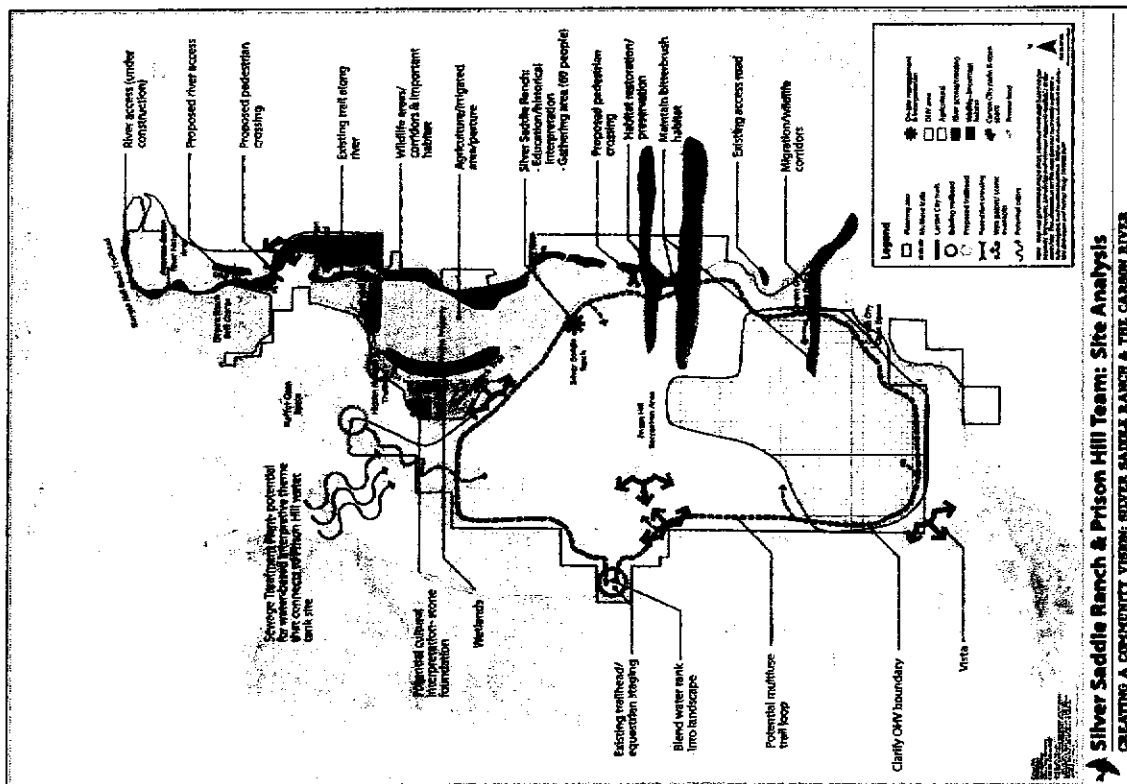


Figure 16

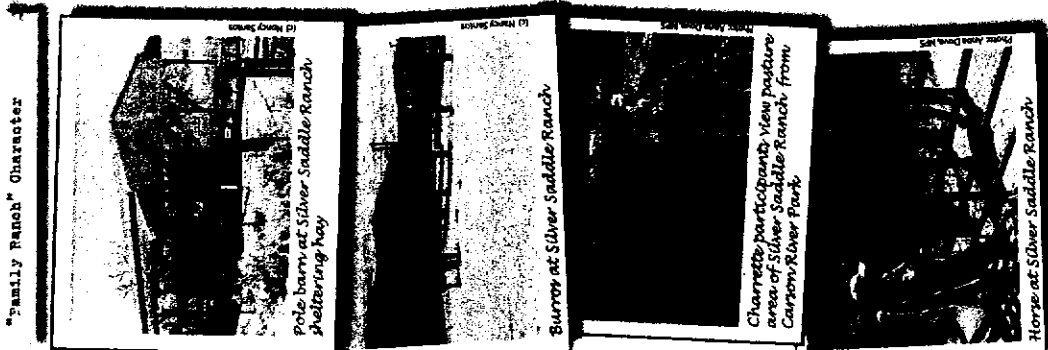
Silver Saddle Ranch

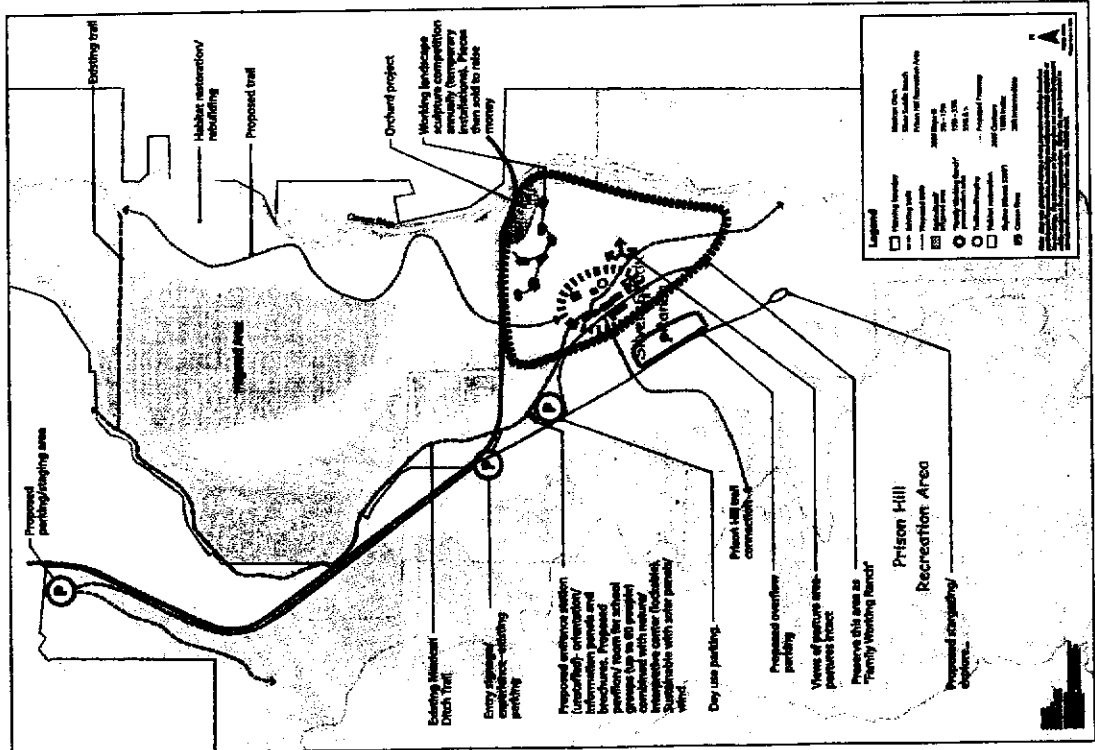
Once the group had a common understanding of the planning area, they explored what it would mean for Silver Saddle Ranch to be a "hub" and concluded that the ranch could be a focal point for passive recreation, education, and interpretation. As an overall concept for the ranch, the group felt that preserving it as a "family working ranch" would help to demonstrate and interpret Carson City's heritage while providing opportunities for recreation.

To achieve this, the team recommended designating a "ranch bubble" within which ranch-related uses and events would take place. Any non-ranch related uses, including parking, would be excluded from this "bubble" and take place around the perimeter of the ranch (Figure 17: Silver Saddle Ranch & Prison Hill Team: Silver Saddle Ranch Area Uses). In addition, under the topics listed and described below, the group identified numerous recommendations:

Planning Considerations:

- Silver Saddle Ranch should be used as a "headquarters" for the whole planning area. Possibly site any "headquarter" facilities near intersection of 5th Street and Carson River Road rather than on the ranch
- The context of the ranch is as important as what happens inside the ranch "bubble" for preserving its character
- Each site in the planning area does not have to provide all types of recreation uses—too many access points—possibly one Carson River Park access—look at globally
- Use charrette as springboard to development plans for all resources/management areas to use day to day
- Agricultural uses that are consistent with the ranch's history should be considered
- Look at a new name to encompass the entire planning area that is the subject of the charrette
- Develop standards for consistent signage throughout the planning area





Silver Saddle Ranch & Prison Hill Trails: Silver Saddle Ranch Area Uses
 CREATING A COMMUNITY TRAIL: SILVER SADDLE RANCH & THE CARSON RIVER

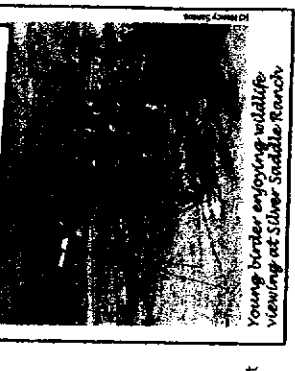
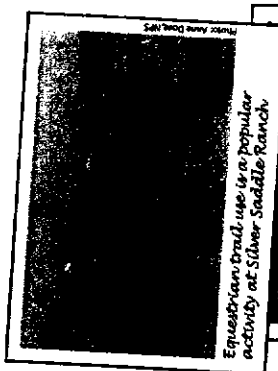
Figure 17

Recreation & Access:

- Explore providing recreational experiences that are consistent with the site as a ranch but that do not impact the character of the ranch (e.g. equestrian use, trail rides, tractor/wagon rides, etc.)
- Access to the ranch, especially for youth, is lacking and could be enhanced
- Equestrian activities could include use of an arena, using the ranch for trail trials and trail riding/staging
- The "sandpit" area could be used for stargazing
- Nature-based recreation such as birdwatching would be consistent with the ranch concept
- Youth group activities such as 4-H and scout groups could be planned for the site
- Archaeology and cultural uses fit with the overarching concept for the ranch

Interpretation & Education:

- Develop an interpretive plan that addresses themes, appropriate stories, support materials, programs, etc.
- Consider Carson River as a key overarching theme that ties together other themes including cultural, historical and environmental
- Working with the schools, develop an environmental education plan based on an understanding of needs and how the ranch could be used as a site to meet those needs





Events

- Small event center (indoor/outdoor)—up to 60 people
- For larger events, consider using the recently-acquired "Buzzy's Ranch" site to the north of the ranch either in concert with Silver Saddle Ranch or as an alternative location to the ranch
- An event area that could accommodate equestrian events would fit with the overarching working ranch concept. Possibly use pasture area for event staging as needed.
- Events should be consistent with the theme of the site and be managed to not compromise or impact the core ranch "bubble" area

Natural Resources:

- Protect natural resources
- Conduct surveys/inventories of wildlife and vegetation and develop management strategies to sustain them
- Consider restoring degraded areas

Nature/Interpretive Center

The team was tasked with exploring how a nature or interpretive center could be integrated into the Silver Saddle Ranch area. The team developed the following recommendations:

- Need to stay with theme of river—provide setting for activities without impacting ranch as a cultural landscape. Support infrastructure for events needs to be located outside historic "bubble" area.
- Nature education could be accommodated somewhere on ranch—consider relationship of center to the river
- Examples of other facilities in the region that could be referenced include the Western Folklife Center in Elko and Bartley Ranch in Reno



Prison Hill

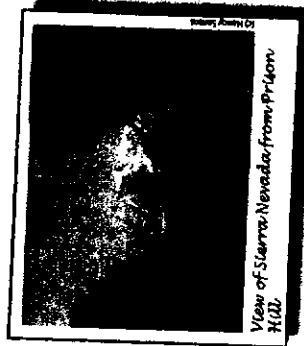
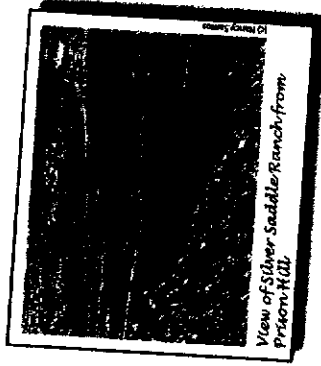
The third area the team was tasked with considering is Prison Hill. Because of its direct connection to Silver Saddle Ranch and direct interface with residential neighborhoods, Prison Hill will likely continue to be a popular recreation site. The group proposed that the primary uses for Prison Hill remain open space access and trail use (Figure 16: Silver Saddle Ranch & Prison Hill Team: Site Analysis). More specific recommendations included:

Access

- Trail access could be separated by uses: north-pedestrian/equestrian; south-OHV; east: pedestrian/equestrian; west-Koontz Lane access pedestrian, and equestrian, Valley View Drive access equestrian, and Clearview Drive access pedestrian/equestrian
- West entry: limit to passive uses and better integrate the water tank into landscape to reduce visual impact
- Equestrian overpass-on freeway at Valley View low impact uses

Trail uses

- Conduct an accurate inventory of the existing trail system and where different user groups are accessing which sites. Decommission redundant or inappropriately sited/constructed trails (most of which are informal)
- Keep OHV where is now—define a better boundary based on topography. Encourage local use. Make sure there is adequate access to this area that discourages trespassing and crossing into nonmotorized trail areas. Consider fencing between public and private properties where conflicts arise
- Consider keeping the southern area of Prison Hill for OHV use; the central area of Prison Hill for nonmotorized and multiple use and then separate trails for biking/hiking/equestrian uses
- Ensure there is a well-defined, useable trail that connects Prison Hill to Silver Saddle Ranch
- Decide on policies about informal trails that extend into Prison Hill from individual properties/houses
- Consider a nonmotorized loop trail around Prison Hill
- Better marked trails and provide systematic signage
- Use scenic viewpoints as destinations in the trail system



Management & Policy

One of the key issues the team identified is how the City should the federal lands in the planning area be transferred to them, plan, develop, maintain, manage, protect and enforce this large area. The team developed the following possible recommendations:

Management organizations/partnerships

- Establish an interagency task force that would include existing managers and nongovernmental groups. Scope of the task force's work could include:
 - Transition issues (should the federal lands bill be passed).
 - Developing plans for the site, including management
 - Finance issues
 - Ongoing management including organizational development, volunteer coordination, natural resources monitoring and event management
- Explore possibility of expanding the mission of the Carson River Advisory Committee to include the whole planning area rather than creating a new advisory body
- Consider creating a "Friends" group, coalition or partnership for the entire planning area
- Engage nonprofits and others with expertise in planning and management
- Define roles, rights and responsibilities of any partners

Management Policies

- Regulations needs to address special events and fees
- Policies for use of the area by nonprofits and commercial groups need to be defined
- Wildlife and archeological/cultural resource management is not typically undertaken by the City. Strategies and policies to undertake this will be needed
- Develop scheduling and use policies—develop a web-based, master scheduling system that is accessible to interested parties

Enforcement/patrols

- Involved law enforcement and emergency management agencies in planning
- Consider using city park rangers to patrol area, preferably with trail patrols included
- Explore potential for developing volunteer patrol program—possibly a "deputy" program
- Develop city OHV ordinance and coordinate with law enforcement agencies

- to develop enforcement strategies
- Consider an onsite caretaker located at Silver Saddle Ranch to assist with monitoring/patrolling area

Financing/funding/fees

- Manage ranch as an "enterprise account" and generate business for revenue to manage the site. Ensure that any revenue-generating activities are consistent with and do not impact the site.
- Assess the pros/cons of a fee-based system to generate income including user fees, entrance fees, special fees, event fees, etc.
- Explore fee system for events and assess the extent to which it would contribute to sustaining the site

Connecting Silver Saddle Ranch and Prison Hill to the Rest of Planning Area

The team was asked to explore how to integrate and connect the ranch into the broader planning area, landscape and city. Suggestions included:

- Consider physical, informational and partnership connections with Y&T Railroad depot
- Explore possibilities of connecting down river to Lyon County, possibly via the Carson River aquatic trail
- Identify possible connections from the Carson River to the Sierra Front
- All river components need to be connected by a first rate nonmotorized trail system
- Connections to Douglas County would likely be most feasible via Prison Hill. Coordinate with Douglas County to explore possibilities

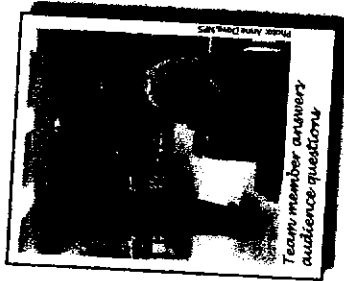


Final Presentation Feedback

The final event within the three-day charrette was a public presentation of the teams' work. Saturday afternoon, each team displayed their work and provided a summary of their recommendations. The public was asked to respond to the work. Comments included:

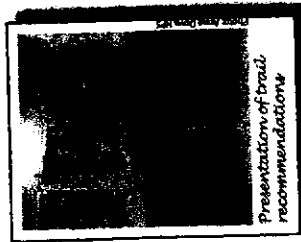
Natural Resources

- The state has grant money to spray for weeds. This could be a partnership opportunity to address weed issues in the planning area
- There is an existing east-west wildlife corridor that is used by wildlife and wild horses
- The existing foot bridge by Eagle Creek should be moved up- or downstream
- The wildlife corridor from Prison Hill to Silver Saddle Ranch across Carson River Road is cut off for deer movement
- The recently acquired Carson City Open Space (Andersen Ranch) area and the property to its east support wildlife as part of a broader system. This should be considered in planning for these areas



Trails & Passive Recreation

- Trail staging with horse trailer access at south end of Mexican Dam neighborhood would be good
- Trail surfacing—currently, trails are all decomposed granite. If they need additional armoring (i.e. asphalt), that trail surface probably does not belong there
- Upstream river management—will anything happen in the future to impact the Carson River reach that passes through Carson City?



Future

- It seems like the planning area is now well managed and has great resources. In the future, maybe only "minor tweaking" is needed
- An identity is needed for whole area. Potentially a community contest that involves kids/youth could be undertaken to name the area.
- Fees? Looked at examples of funding like Washoe Lake, Q1 funds, and open space funds previously used for acquisition
- How will city pay for this? Need to explore grants, partnerships and sponsorships
- There is some need to wait until the federal lands bill comes out so there will be some sense of what will happen in the future. There is a need to think short, mid and long term.

MOVING TOWARDS THE FUTURE

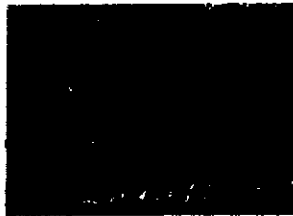
The ideas generated during the charrette represent a range of possibilities and not a set prescription for the future. Rather than describe what *should* happen in the planning area, the ideas generated through the charrette process represent possibilities of what *could* happen. This process represents a starting point for defining the future of the planning area, while setting a trajectory that is rooted in a foundation developed through community engagement.

Potential next steps could include:

- A follow-up public workshop to more broadly share the results of the charrette and to gather additional feedback
- Circulation and presentation of the charrette summary to Carson City decision-making and advisory bodies
- Partnership-building among the public and private organizations with an interest and a stake in the future of the Silver Saddle Ranch and Carson River Area

Given the confluence of events affecting the future of this area, great opportunities exist to guide the long term future of Carson City and the surrounding region by taking advantage of this unique moment in time.

The Friends of Silver Saddle Ranch (FOSSR) was incorporated in July, 2001 and is a Carson City based, not-for-profit, community organization located in Carson City. FOSSR is dedicated to the preservation of the ranch and its cultural, historical and natural resources as both open space and a working ranch.



For more information:
Friends of Silver Saddle Ranch
P.O. Box 19992
Carson City, NV 89721-9992
info@fossr.org
www.fossr.org
or
Carson City
775-887-2363 ext. 1004

The "Creating a Community Vision: Silver Saddle Ranch and the Carson River" community design charrette is being undertaken by the Friends of Silver Saddle Ranch through partnership with the following organizations:

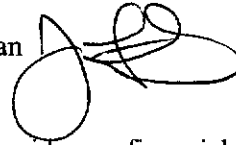


**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: February 8, 2010

AGENDA ITEM NUMBER: 3C

STAFF: Juan F. Guzman



REQUEST:

Action to recommend to the Board of Supervisors to provide non-financial support to the Friends of Silver Saddle Ranch and Sierra Business Council in their efforts to produce a business development and organization plan and their use of Carson City's name as a partner in materials to be used for the raising of private funding.

GENERAL DISCUSSION:

The Friends of Silver Saddle Ranch (FOSSR) were instrumental in creating a charrette report entitled, "A Community Vision for Silver Saddle Ranch and the Carson River," which was endorsed by the city advisory committees and adopted by the Board of Supervisors. The charrette report calls for the river area to be managed with the cooperation of non-governmental groups and specifically to consider creating a coalition partnership for the entire planning area. This will engage non-profits and others with expertise in planning and management. As a subsequent step to strengthen and increase the capacity of FOSSR to help Carson City with the management of the different properties within the Carson River as a cohesive unit rather than individual properties, FOSSR has engaged the assistance of the Sierra Business Council. The Sierra Business Council will help with the development of a strategic plan, a business plan, and a communications plan to engage the public in the development and use of the park and to create a fund-raising plan to help support the residents in the use of the park and reduce costs to the taxpayers for managing the park. In order to fund this effort, FOSSR, with the assistance of the Sierra Business Council, will seek private funding. FOSSR has also requested that staff assist in this endeavor.

Attached for your review and approval are materials that specifically name Carson City and Carson City staff as a partner in an effort to raise private funding by the Friends of Silver Saddle Ranch and the Sierra Business Council. It is our goal to raise approximately \$50,000. These monies will be used to pay for the cost to implement one of the measures which was approved as part of the community vision developed for the Silver Saddle Ranch and the Carson River. This measure provides for increasing the capacity to conduct work and strengthen the organization of the Friends of Silver Saddle Ranch. The Friends, in turn, will become a partner in managing and facilitating the volunteers who will work with City staff to manage the envisioned regional park.

The information package will include the following:

- 1) A letter asking for a monetary contribution
- 2) A page narrative - the community vision
- 3) The Charrette Summary
- 4) A page specifically explaining what the contributions will be used for:
 - a) Create a Strategic Plan for FSSR
 - b) Create a business plan
 - c) Create a communications plan
 - d) Create a fund-raising plan
- 5) An aerial photo map of the project area
- 6) Biographies of the main persons included in this effort
- 7) The "Self-Tour" brochure

RECOMMENDED ACTION:

Move to recommend to the Board of Supervisors to provide non-financial support to the Friends of Silver Saddle Ranch and Sierra Business Council in their efforts to produce a business development and organization plan and their use of Carson City's name as a partner in materials to be used for the raising of private funding.