



# STAFF REPORT

## Agenda Item: 7

**Report To:** Open Space Advisory Committee

**Meeting Date:** February 28, 2022

**Staff Contact:** Lyndsey Boyer, Open Space Manager, [lboyer@carson.org](mailto:lboyer@carson.org)

**Agenda Title:** For Possible Action: Discussion and possible action regarding the Open Space Work Plan for Fiscal Year 2022-2023.

**Staff Summary:** This item will review and provide direction to staff on project priorities for the Open Space Division of the Parks, Recreation & Open Space Department.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 20 minutes

### **Proposed Motion**

I move to approve the Open Space Work Plan for Fiscal Year 2022-2023 as presented.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

N/A

### **Background/Issues & Analysis**

Attached, please find the draft work plan which summarizes projects and other tasks being conducted in order to carry out the functions and responsibilities of the Open Space Program. Most, if not all, of the projects have been discussed previously with the Committee; and therefore, staff believes this reflects the Committee's direction for the immediate tasks ahead.

Projects with grant funding (**identified in bold**), timelines, and deadlines are considered a high priority. The information is organized into four main categories:

1. Capital Improvement Projects
2. Land Acquisitions / Transactions
3. Management Activities
4. Planning Activities / Reports

### **ATTACHMENTS:**

Exhibit A: Open Space Work Plan 2022-2023

Exhibit B: Open Space Properties List

Exhibit C: Open Space Properties Map

Exhibit D: Open Space Opportunities Map

**OPEN SPACE PROGRAM**

*Project Priorities and Work Plan, Fiscal Year 2022-2023*

Only for the Committee’s reference, all completed projects will be noted in the 2021 Open Space Annual Report. Projects utilizing grant funding have been highlighted in bold text.

**1. CAPITAL IMPROVEMENT PROJECTS**

Property Name	Description	Staff Lead
Kings Canyon Dirt Road	<p>In coordination and partnership with U.S. Forest Service (USFS), the <b>Nevada Off-Highway Vehicle Commission and Recreational Trails Program</b> awarded grant funds for repair of the first 2.5 miles of dirt road from the Kings Canyon Trailhead. The design and environmental review was completed in 2020, with the repair construction beginning in November 2021. Construction is anticipated to be completed in February 2022.</p> <ul style="list-style-type: none"> <li>- Grant Funding / Nevada Off-Highway Vehicle Program: \$17,990 to Carson City (and \$29,010 to the USFS)</li> <li>- Grant Funding / Recreational Trails Program: \$142,500</li> </ul>	Lyndsey Boyer and Nick Wentworth
Kings Canyon Trailhead	<p>In coordination and partnership with Carson City Public Works and Central Federal Lands, a <b>Federal Lands Access Program (FLAP) grant</b> was applied for and awarded to improve the paved portions of Kings Canyon Road, as well as make improvements to the Kings Canyon Trailhead. Total costs for this project are approximately \$5.3 million. Construction on the road and trailhead began in summer 2021, and the project will be completed in the spring of 2022</p> <ul style="list-style-type: none"> <li>- Grant Funding / Federal Lands Access Program: \$5.3 million</li> <li>- Q18 Quality of Life, 5% match – Undesignated Account (FY22): \$33,275</li> <li>- Q18 Quality of Life, 5% match – Undesignated Account (FY21): \$35,350</li> </ul>	Lyndsey Boyer and Gregg Berggren
Old Buzzy’s Ranch Property	<p>Roof repair and rehabilitation of the old stone shed. The project has been on hold due to limited staffing and higher priorities but remains a priority for staff to prevent further degradation of the structure.</p>	Lyndsey Boyer
Silver Saddle Ranch	<p>1) Complete installation of the automatic gate at the entrance to Silver Saddle Ranch.</p> <p>Work with staff to evaluate irrigation system and prepare an irrigation site plan for the landscaping around the Red House. Future fiscal Years will include a priority for irrigation repair and landscape replacement.</p>	Jared Whitaker, Lyndsey Boyer and Nick Wentworth (irrigation)

<p>Old Buzzy's Ranch Property</p>	<p>In partnership with the <b>Southern Nevada Public Lands Management Act (SNPLMA)</b>, staff applied for funding in 2020 to fund the purchase of approximately 694 acre-feet annually (AFA) of water rights to apply to the wetlands and wet meadow habitat at Buzzy's Ranch, specifically at the Ducks Unlimited wetlands. Funds will also support necessary irrigation improvements and revegetation activities to further enhance the wetland areas. The nomination was approved and signed by the Secretary of the Interior in the fall of 2021, and the funding is available beginning February 1, 2022.</p> <p>Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$1.8 million.</p>	<p>Lyndsey Boyer</p>
<p>Capital to Tahoe Trail and Lincoln Bypass Trail</p>	<p>In coordination and partnership with <b>Muscle Powered and the Recreational Trails Program</b>, staff will continue construction of the Capital to Tahoe Trail and the Lincoln Bypass Trail. These two trails, totaling about 14-miles, will provide the first single-track connection to the Lake Tahoe Basin.</p> <ul style="list-style-type: none"> <li>- Q18 Quality of Life – Maintenance/Management Account (FY22): \$25,000</li> <li>- Grant Funding / Muscle Powered / Recreational Trails Program: \$127,935</li> </ul>	<p>Gregg Berggren</p>
<p>Prison Hill Trail West</p>	<p>In partnership with the <b>Southern Nevada Public Lands Management Act (SNPLMA)</b>, staff applied for funding in 2020 to design and construct a non-motorized multi-use trail approximately 2.5 miles in length along the west side of Prison Hill and make improvements to the existing Koontz Lane trailhead. The nomination was approved and signed by the Secretary of the Interior in the fall of 2021, and the funding is available beginning February 1, 2022.</p> <ul style="list-style-type: none"> <li>- Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$2.4 million.</li> </ul>	<p>Gregg Berggren</p>
<p>V&amp;T Trail, North of Combs Canyon Road</p>	<p>1) Continue to work with two private property owners to obtain public easements for the V&amp;T Trail north of Combs Canyon Road.</p>	<p>Gregg Berggren</p>
<p>Desert Peach Trail</p>	<p>In partnership with the <b>Recreational Trails Program</b>, staff applied for funding in 2021 to construct a 2-mile single-track trail to connect the 5<sup>th</sup> Street Loop trails with the North Loop on Prison Hill.</p> <ul style="list-style-type: none"> <li>- Q18 Quality of Life – Maintenance and Management Account (FY23): \$8,800</li> <li>- Recreational Trails Program: \$35,200 (has not yet been awarded)</li> </ul>	<p>Gregg Berggren</p>

<p>Riverview Trailhead</p>	<p>In partnership with the <b>Southern Nevada Public Lands Management Act (SNPLMA), staff applied for funding in 2021</b> to design and renovate the trailhead at Riverview Park/Korean War Memorial. Elements will include all new facilities, redesigned parking area, improved trail access, protection of cultural resources, drainage improvements, low-maintenance landscaping, and accessibility enhancements. Notice of funding is expected to be released before the end of 2022.</p> <ul style="list-style-type: none"> <li>- Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$2.3 million (has not yet been awarded)</li> </ul>	<p>Gregg Berggren and Nick Wentworth</p>
<p>Empire Ranch Trail</p>	<p>In partnership with the <b>Carson-Truckee Water Subconservancy District, staff applied for funding in 2022</b> to support noxious weed abatement along the Empire Ranch trail, around nearby ponds, and in the empty lot that will become a new trailhead by the Eagle Highlands neighborhood.</p> <ul style="list-style-type: none"> <li>- Q18 Quality of Life, 10% match, Maintenance/Management Account (FY22): \$1,000</li> <li>- Grant Funding / Carson-Truckee Water Subconservancy District Matching Funds Project (has not been awarded yet): \$10,000</li> </ul>	<p>Georgia Vasey</p>
<p>Carson River Corridor: Morgan Mill, Riverview Park, Buzzy's Ranch Trail, and Carson River Park</p>	<p>In partnership with the <b>Carson Water Subconservancy District, staff applied for funding in 2022</b> to develop four pollinator gardens using locally-adapted wildflowers and grasses along the Carson River corridor, including the installment of habitat homes for bats and bees, and new interpretive panels.</p> <ul style="list-style-type: none"> <li>- Q18 Quality of Life, 10% match, Maintenance/Management Account (FY22): \$800</li> <li>- Grant Funding / Carson Water Subconservancy District FY22-23 Funds (has not been awarded yet): \$7,200</li> </ul>	<p>Georgia Vasey</p>
<p>North Summit of Prison Hill</p>	<p>In partnership with the <b>Dream Tags Charitable Fund: Emergency Request, staff applied for and was awarded funding in 2021</b> to support the restoration of the north summit of Prison Hill, which burned in a fire that ignited in July 2021. Total costs for this project are approximately \$46,000, which includes aerially reseeding over 4,000 pounds of seeds using a helicopter.</p> <ul style="list-style-type: none"> <li>- Q18 Quality of Life – Maintenance and Management Account (FY21): \$26,000</li> <li>- Grant Funding / Dream Tags Charitable Fund: Emergency Request: \$20,000</li> </ul>	<p>Georgia Vasey</p>

## 2. LAND ACQUISITIONS / TRANSACTIONS

Property Name	Description	Staff Lead
Hamm Property, renamed to “Eagle View Open Space”	In 2018, Carson City received <b>\$250,000 from the Land and Water Conservation Fund</b> to fund the acquisition of the Eagle View Open Space in Ash Canyon. Staff have been working in the past year to complete a utility easement for the Marlette waterline with Nevada Division of State Lands (NDSL). The easement was completed in late 2021 and staff are currently working to prepare final maps and complete grant closeout procedures, which will be completed in March 2022.	Lyndsey Boyer and City Real Property Manager
Old Buzzy’s Ranch - Water Rights Acquisition	In partnership with the <b>Southern Nevada Public Lands Management Act (SNPLMA)</b> , staff have applied for funding in <b>2020</b> to support the acquisition of 694 ace-feet annually of dedicated water rights from Vidler Water Company to apply to the Old Buzzy’s Ranch property, at the Ducks Unlimited Wetland Enhancement Project and NDOT Mitigation Wetlands. The nomination was approved and signed by the Secretary of the Interior in the fall of 2021, and the funding is available beginning February 1, 2022.  Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$1.8 million. <ul style="list-style-type: none"> <li>• Q18 Quality of Life – Maintenance/Management Acct. (FY22-FY23): \$50,000</li> <li>• Grant Funding / Southern Nevada Public Lands Management Act (SNPLMA): \$1.8 million (has not been awarded yet)</li> </ul>	Lyndsey Boyer

## 3. MANAGEMENT ACTIVITIES

Property Name/ Topic	Description	Staff Lead
Trails – Silver Saddle Ranch and Prison Hill Recreation Area	A <b>\$1.8 million grant award from the Southern Nevada Public Land Management Act (SNPLMA)</b> provided funding for design and construction of three multi-use trails on Prison Hill, Silver Saddle Ranch and Old Buzzy’s Ranch. Construction was completed in the fall of 2020, and the trails became immediately popular. In 2021, staff installed benches and interpretive signage along the trail to educate users about migratory bird habitat and the history of ranching in Eagle Valley. The construction component of the project has been completed and grant close-out activities will be completed in 2022.	All staff

Silver Saddle Ranch	Begin implementing priority maintenance repairs as identified in the finalized Silver Saddle Ranch Preservation Plan.	Jared Whitaker and Lyndsey Boyer
Prison Hill Motorized Recreation Area	In coordination with the National Off-Highway Vehicle Conservation Council (NOHVCC), <b>and grant funding through the Nevada Off-Highway Vehicle Program and the Recreational Trails Program, many improvements are being implemented. Work includes</b> new trail construction, drainage improvements and check dams, decommissioning of rehab of some impacted areas, and sign and fence installation. Project implementation as part of current grant funding will be completed in 2022.	Gregg Berggren + all staff
Carson River Aquatic Trail	In coordination and partnership with the <b>Carson Water Subconservancy District and the Recreational Trails Program</b> , this tri-county project (Douglas, Carson City, Lyon) seeks to add an 8-mile section to the Carson River Aquatic Trail, providing the opportunity for a full day 13-mile flat-water float trip manageable by canoers, kayakers, and standup paddle boarders. The project will include construction of a take-out above the Mexican Dam that will utilize Carson City’s recently completed Mexican Dam bypass in order to create a safe portage around the dam. Other project elements include unified wayfinding and safety signage and publication of a revised map.	Gregg Berggren
Signage	<p>Continue to replace all BLM signs on the lands conveyed to Carson City and replace with new signage per the Signage Master Plan throughout Open Space. Priority areas identified in 2021 were completed and additional priority locations are outlined below.</p> <p>Sign location priorities:</p> <ul style="list-style-type: none"> <li>• Ambrose Carson River Natural Area</li> <li>• Fulstone Wetlands</li> <li>• Lakeview Park</li> <li>• Voltaire Canyon</li> <li>• Ash Canyon</li> <li>• Kings Canyon</li> <li>• Eagle View Open Space</li> <li>• Prison Hill OHV area</li> </ul> <p>Additionally, work with the federal agencies towards improved signage and information for the public.</p>	All staff

Critical Facility Surveillance	Compile needs, scope, and cost estimate for surveillance cameras at various facilities considered critical or vulnerable, possibly including the waterfall in Kings Canyon, Silver Saddle Ranch facilities, and OHV area facilities	All staff
Fuel Reduction using Sheep	Continue implementing annual sheep grazing program on the west side of Carson City to reduce fuel load associated with cheatgrass and other invasive annuals. This will be the 16 <sup>th</sup> year of implementing the program in Carson City.	Georgia Vasey
Volunteer Opportunities/ Activities	Further develop volunteer program with Parks, Recreation, & Open Space Department using 6-month AmeriCorps Volunteer Coordinator Intern including leading trail workdays, planting and weeding programs, trash pick-up programs, interpretive walks, and Adopt-a -Park, -Trail, or -Vista with local organizations. <ul style="list-style-type: none"> <li>• Individuals</li> <li>• Organizations <ul style="list-style-type: none"> <li>• Friends of Silver Saddle Ranch – establish MOU</li> <li>• Muscle Powered – Pine Nut Mountain Trails Association</li> <li>• Friends of Prison Hill</li> </ul> </li> <li>• Community Groups <ul style="list-style-type: none"> <li>• Eagle Scouts</li> <li>• Kiwanis Clubs</li> <li>• Adopt-a-Trail Groups</li> </ul> </li> </ul>	All staff
Wildlife Surveys	Related to the <b>Southern Nevada Public Lands Management Act grant award</b> and questions/concerns on the Old Buzzy’s Ranch property, staff will continue to complete wildlife (avian) surveys along several stretches of the Carson River to obtain year four data related to potential wildlife impacts in this area. This will track possible unanticipated impacts for migratory bird species following the 2020 trail construction and recommend whether mitigation measures need to be implemented (i.e. seasonal closure or further dog restrictions).	Georgia Vasey
Fire Restoration	In response to the summer 2021 fire at the north summit of Prison Hill that burned 171 acres, staff is planning the restoration of the denuded area. This includes broadcast reseeding native grasses, forbs, and shrubs, treating invasive weeds, and implementing both vegetation and photo monitoring.	Georgia Vasey

<p>Routine Maintenance</p>	<p>In addition to the project specific updates listed above, below is a highlight of the routine maintenance activities that occur annually:</p> <ul style="list-style-type: none"> <li>• Road repair and maintenance <ul style="list-style-type: none"> <li>○ Ash Canyon</li> <li>○ Silver Saddle Ranch</li> <li>○ Ambrose Carson River Natural Area</li> </ul> </li> <li>• Education activities (schools, volunteers, and Interpretive Program) <ul style="list-style-type: none"> <li>○ Cottonwood wrapping</li> <li>○ Trash clean-up</li> </ul> </li> <li>• Erosion control <ul style="list-style-type: none"> <li>○ Carson River</li> <li>○ Prison Hill</li> <li>○ Ash Canyon</li> </ul> </li> <li>• Fuels reduction projects <ul style="list-style-type: none"> <li>○ Prison Hill</li> <li>○ Goni Canyon area</li> <li>○ Kings Canyon area</li> </ul> </li> <li>• Trail maintenance - in conjunction with Muscle Powered <ul style="list-style-type: none"> <li>○ East side trail complex (Empire Ranch, Buzzy's Ranch, Silver Saddle Ranch, Prison Hill East)</li> </ul> </li> <li>• Travel management and route decommissioning – Prison Hill OHV Area and all Open Space trailheads</li> <li>• Vegetation management/noxious weed abatement <ul style="list-style-type: none"> <li>○ Herbicide application</li> <li>○ Volunteer hand removal projects</li> </ul> </li> </ul>	<p>All staff</p>
<p>Revegetation</p>	<p>Plant pollinator gardens along the Carson River corridor this fall, as well as continue to outplant and reseed disturbed areas that need rehabilitation. Develop partnerships with local organizations for outplanting and reseeded efforts in Open Space and Park properties:</p> <ul style="list-style-type: none"> <li>• Sagebrush in Prisons Project</li> <li>• The Greenhouse Project</li> <li>• Nevada Division of Forestry Nursery</li> </ul>	<p>Georgia Vasey</p>



#### 4. PLANNING ACTIVITIES / REPORTS

Property Name/ Topic	Description	Staff Lead
Silver Saddle Ranch	1) Complete a Site Master Plan. The goal is to identify future improvements at the ranch. This is a long-term goal for the Open Space Division and may take several years to complete. 2) Revise Conservation Easement to include definitions of allowable activities and events. This project will be accomplished in cooperation with the BLM.	Lyndsey Boyer + all staff
Old Buzzy's Ranch Property and Silver Saddle Ranch pastures – Conservation Plan	Staff have been working with consultants since 2019 to develop a Conservation Plan for Old Buzzy's Ranch. This plan outlines the use and best management practices of the natural resources on the land and will provide a framework for sustainable management of the ranch in terms of grazing and stocking rates. The plan will include land use maps, soils information, inventory of resources, engineering notes, and other supporting information. Additionally, this plan will place emphasis on how to best achieve the goals of the property, including identifying how much water is needed to ensure the pastures are kept green, as well as a plan to restore some portions of the ranch to native dryland habitat that will not rely on irrigation water.	Lyndsey Boyer and Georgia Vasey
Old Buzzy's Ranch Property and Silver Saddle Ranch – Pasture Agreement	In conjunction with the development of the Conservation Plan for Buzzy's Ranch and Silver Saddle Ranch, staff will also work with the District Attorney's office in 2021 to develop a Pasture Agreement between Carson City and the grazing operator who manage Old Buzzy's Ranch and Silver Saddle Ranch. The agreement will outline roles and responsibilities between Carson City and the grazing operator.	Lyndsey Boyer
State Historic Preservation Office (SHPO), Section-106	Need to complete Section-106 cultural review on the following properties: <ul style="list-style-type: none"> <li>• Silver Saddle Ranch – entire property</li> <li>• Ambrose Carson River Natural Area</li> </ul>	Lyndsey Boyer
Prison Hill Recreation Area – Master Plan	Complete edits and revisions to draft Prison Hill Recreation Area Master Plan and bring back to OSAC for review and then to the Board of Supervisors for approval.	Gregg Berggren, Lyndsey Boyer, and Georgia Vasey

Nevada Division of State Lands	In coordination with the Carson City Real Property Manager, work to resolve outstanding property interests including properties adjacent to the Prison Hill Recreation Area.	City Real Property Manager, Lyndsey Boyer, and Gregg Berggren
Programmatic Agreement (PA) for Cultural Resources on all BLM conveyed to Carson City per the Omnibus Public Lands Management Act and the Bently acquisition.	<p>Programmatic Agreement:</p> <ol style="list-style-type: none"> <li>1. Work with SHPO to establish approved list of routine maintenance activities that can be conducted on lands transferred through OPLMA 2009 without requiring consultation with SHPO or the BLM.</li> <li>2. Amend the PA to include these exclusions, including provision about Section 106 requirements when utilizing a federal funding source.</li> <li>3. Work with consultants to complete a Class I inventory MOU and report of cultural compliance that has been completed throughout OPLMA conveyed lands to identify priorities and gaps.</li> </ol> <p>Nevada Site Stewardship Program (NSSP):</p> <ol style="list-style-type: none"> <li>1. The PA requires annual monitoring by an appropriate professional or a certified Nevada Archaeological Site Steward. <ol style="list-style-type: none"> <li>a. A training program needs to be developed to train volunteers for the stewardship of cultural resources.</li> <li>b. Implement NSSP at Silver Saddle Ranch and Carson River Canyon.</li> </ol> </li> </ol> <p>Washoe Tribe:</p> <ol style="list-style-type: none"> <li>1. Work with the Washoe Tribe to identify preferred review process for projects on OPLMA conveyed lands.</li> <li>2. Continue working with the Washoe Tribe to develop partnership opportunities (property naming, interpretive sign content)</li> </ol>	Lyndsey Boyer + all staff
Dog use in Open Space	In coordination with the Parks and Recreation Commission, staff will work to identify potential policies for managing dog use in Open Space, as well as Parks. Staff hope to develop a comprehensive policy that can be implemented throughout the Parks, Recreation & Open Space Department.	Lyndsey Boyer, Jen Budge, OSAC and PRC members

Monitoring	<p>Staff complete monitoring of important natural and cultural resources annually to compile in reports. These include:</p> <ul style="list-style-type: none"> <li>• Conservation Easement Monitoring – Horsecreek Ranch <ul style="list-style-type: none"> <li>○ 34 repeat photo monitoring (baseline photos from 2009) documentation</li> <li>○ Additional ground photos documenting disturbance or site needs</li> <li>○ Summary of findings and review by property owner</li> </ul> </li> <li>• Silver Saddle Ranch, Architectural Monitoring <ul style="list-style-type: none"> <li>○ Review of the facilities at Silver Saddle Ranch using 83 repeat photo monitoring (baseline photos from 2019) documentation and summary of maintenance needs, to be reviewed by SHPO</li> </ul> </li> <li>• Prison Hill OHV Area – Monitoring Report <ul style="list-style-type: none"> <li>○ 60 repeat photo monitoring (baseline photos from 2020) documentation, plus additional photos to show change over time.</li> <li>○ Summary of findings to evaluate annual improvements and future needs</li> </ul> </li> <li>• Prison Hill Fire Restoration Monitoring <ul style="list-style-type: none"> <li>○ 60 repeat photo monitoring (baseline photos from 2021) documentation at 10 different locations</li> <li>○ Three vegetation transects in the 0°N, 120°SE, and 240°SW aspects from each monitoring point using the line-point intercept method.</li> </ul> </li> </ul>	Georgia Vasey and staff
Routine Planning Activities	<p>In addition to the specific projects listed above, below is a highlight of the routine planning activities that occur annually:</p> <ul style="list-style-type: none"> <li>• Annual Reports to the Board of Supervisors</li> <li>• Review Carson City Developments Plans and Proposals</li> <li>• Open Space Education and Information (website, mapping etc.)</li> </ul>	All staff
Volunteer Program	<p>Work with all Parks, Recreation &amp; Open Space staff to recruit, hire and onboard a full-time Volunteer Coordinator who will work to develop a consistent and robust Volunteer Program to assist with stewardship activities throughout Open Space and Parks. This position will also assist with website and social media maintenance.</p> <ul style="list-style-type: none"> <li>• Adopt-a-Trail, Adopt-a-Park and Adopt-a-Vista Program</li> <li>• Weed removal projects</li> <li>• Trash clean-up</li> <li>• Revegetation projects – outplanting and seeding</li> <li>• Coordinate single track trail maintenance in conjunction with Muscle Powered</li> </ul>	All staff

Trails	<ol style="list-style-type: none"> <li>1) Work with various trails organizations on local and regional projects including the planning, construction, and maintenance of all single-track trails throughout Carson City.</li> <li>2) Develop maintenance schedule and budget for unpaved double-track trails throughout Carson City.</li> </ol> <p><u>Newly identified in 2021/2022:</u></p> <ol style="list-style-type: none"> <li>1) Capital to Tahoe: In cooperation with Muscle Powered, the USFS, Nevada State Parks, and a private land-owner, continue construction of this single-track connection to the Lake Tahoe Basin.</li> <li>2) John D. Winters Centennial Park / Virginia Range: Continue working with Muscle Powered, BLM and Washoe County on clearances for Centennial Park connection to Washoe Lake State Park and McClellan Peak.</li> <li>3) Continue placement of wayfinding signage on single-track trails throughout Carson City in cooperation with Muscle Powered.</li> <li>4) Begin the SNPLMA funded project to improve the Koontz Lane Trailhead and construct the Prison Hill Trail West.</li> <li>5) With Section 106 clearances complete, work in cooperation with Muscle Powered to implement new non-motorized trail connections and maintenance activities on Prison Hill. This includes the Desert Peach Trail to connect the 5<sup>th</sup> Street Loop Trails with the North Loop and the Odyssey Trail to enhance connections from the Koontz Lane Trailhead to the North Loop and Dead Truck Canyon Trail.</li> </ol>	<p style="text-align: center;">Gregg Berggren</p>
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## Carson City Parks, Recreation and Open Space Department - Open Space acquisitions

Current as of: February 6, 2019

Carson City Ownership / Property Name	Acres	Date Acquired	Carson City Question 18	Grants / Supplemental Funding	Grant Funding Source	Purchase Price	Cost Per Acre
<b>West of Hwy 395 / Carson Street</b>							
Fagen Hwy 50 acquisition	20.00	Jan 2019	\$ 292,465	--	--	\$ 292,465	\$ 14,623
Fulstone wetlands	8.62	Aug 2001	donation	--	--	\$ -	
Hamm acquisition	206.22	Oct 2018	\$ 251,000	\$ 250,000	Land & Water Conservation Fund	\$ 501,000	\$ 2,429.44
Horsecreek acquisition	374.91	May 2005	\$ 1,300,000	\$ 1,000,000	State of Nevada Question 1	\$ 2,300,000	\$ 6,134.81
Horsecreek conservation easement	175.33	Mar 2009	\$ 503,653	\$ 596,347	State of Nevada Question 1	\$ 1,100,000	\$ 6,273.78
Hutchinson acquisition	40.00	Dec 2006	\$ 100,000	\$ 300,000	State of Nevada Question 1	\$ 400,000	\$ 10,000.00
Joost acquisition	20.25	Nov 2012	\$ 390,000	--	--	\$ 390,000	\$ 19,259.26
PH Casey Preserve	77.01	Mar 2008	donation	--	--	\$ -	
Potter acquisition	20.83	Oct 2013	\$ 225,000	--	--	\$ 225,000	\$ 10,801.73
Wilson acquisition	111.28	Jan 2009	\$ 146,480	\$ 439,440	Forest Legacy Program	\$ 585,920	\$ 5,265.28
+ Lands Bill (USFS Exchange) - approx.	962.44	Sep 2011			USFS conveyance		
<b>=Sub-Total</b>	<b>2,016.89</b>		<b>\$ 3,208,598</b>	<b>\$ 2,585,787</b>		<b>\$ 5,794,385</b>	

<b>East of Hwy 395 / Carson Street</b>							
Ambrose Carson River Natural Area	233.17	May 2015			BLM conveyance		
Carson River Canyon Open Space							
Bently acquisition	470.00	Jan 2012	\$ 876,796	\$ 513,900	Southern Nevada Public Land Management Act	\$ 1,390,696	\$ 2,959
Serpa acquisition	373.57	Jan 2011	\$ 2,065,775	\$ 1,075,000	State of Nevada Question 1	\$ 3,140,775	\$ 8,407
Freeway Multi-Use Path - Arraiz acquisition	0.65	Jan 2015	\$ 25,530	\$ 10,000	Carson City Regional Transportation Commission	\$ 35,530	\$ 54,662
Golden Eagle Open Space	19.28	Mar 2007	\$ 170,930	\$ 129,070	State of Nevada Question 1	\$ 300,000	\$ 15,560
Lompa wetlands	17.62	Aug 2001	donation	--	--	\$ -	
Mexican Dam Open Space	64.31	Mar 2008	\$ 1,650,000	--	--	\$ 1,650,000	\$ 25,657
Moffat Open Space	17.80	Nov 2000	\$ 327,600	--	--	\$ 327,600	\$ 18,404
Morgan Mill Preserve Open Space	32.00						
Old Buzzy's Ranch							
Andersen acquisition	86.00	Aug 2007	\$ 1,750,000	\$ 1,750,000	State of Nevada Question 1	\$ 3,500,000	\$ 40,698
Jarrard acquisition	368.78	May 2010	\$ 931,048	\$ 2,793,000	State of Nevada Question 1	\$ 3,724,048	\$ 10,098
Prison Hill Recreation Area	2,515.16	May 2015			BLM conveyance		
Silver Saddle Ranch	703.92	June 2015			BLM conveyance		
Vidler / Hells Bells acquisition	39.02	Nov 2010	donation	--	--	\$ -	
<b>=Sub-Total</b>	<b>4,941.28</b>		<b>\$ 7,797,679</b>	<b>\$ 6,270,970</b>		<b>\$ 14,068,649</b>	
<b>GRAND TOTAL</b>	<b>6,958.17</b>		<b>\$ 11,006,277</b>	<b>\$ 8,856,757</b>		<b>\$ 19,863,034</b>	
			<b>55.41%</b>	<b>44.59%</b>			

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

**Map Elements**

- Parcels
- Open Space Interest
- OPEN SPACE

**EXHIBIT C**

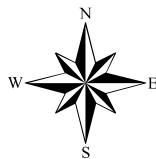


recent acquisition:  
Oct. 5, 2018  
- 206 acres

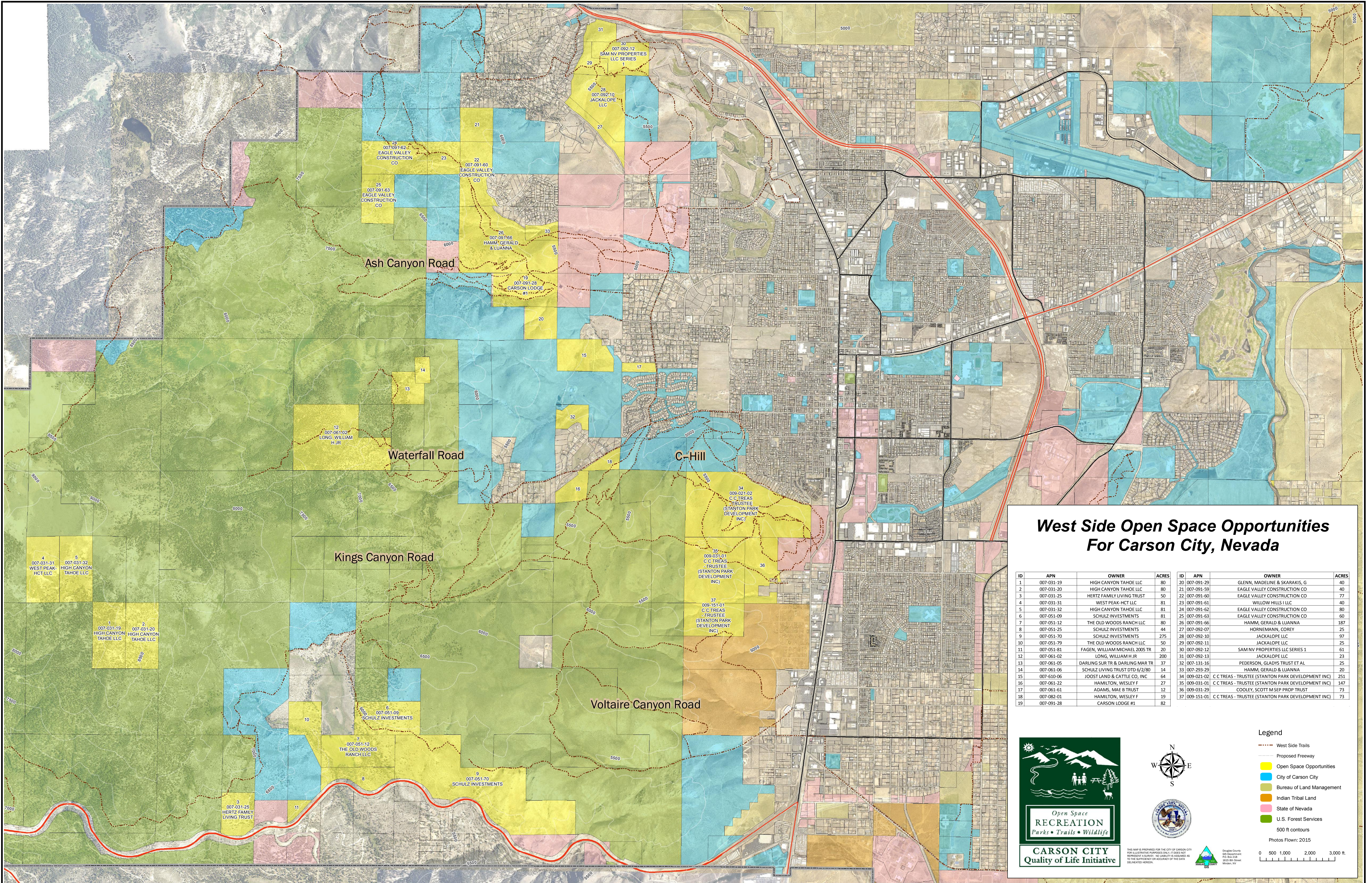
newest acquisition:  
Jan. 31, 2018  
- 20 acres

**Carson City Open Space**  
as of February 2019

0 1 2 4 Miles



THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.



### West Side Open Space Opportunities For Carson City, Nevada

ID	APN	OWNER	ACRES	ID	APN	OWNER	ACRES
1	007-031-19	HIGH CANYON TAHOE LLC	80	20	007-091-29	GLENN, MADELINE & SKARAKIS, G	40
2	007-031-20	HIGH CANYON TAHOE LLC	80	21	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
3	007-031-25	HERTZ FAMILY LIVING TRUST	50	22	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
4	007-031-31	WEST PEAK HCT LLC	81	23	007-091-61	WILLOW HILLS I LLC	40
5	007-031-32	HIGH CANYON TAHOE LLC	81	24	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
6	007-051-09	SCHULZ INVESTMENTS	81	25	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
7	007-051-12	THE OLD WOODS RANCH LLC	80	26	007-091-66	HAMM, GERALD & LUANNA	187
8	007-051-25	SCHULZ INVESTMENTS	44	27	009-021-02	HORNEMANN, COREY	25
9	007-051-70	SCHULZ INVESTMENTS	275	28	007-092-10	JACKALOPE LLC	97
10	007-051-79	THE OLD WOODS RANCH LLC	50	29	009-151-01	JACKALOPE LLC	25
11	007-051-81	FAGEN, WILLIAM MICHAEL 2005 TR	20	30	007-092-12	SAM NV PROPERTIES LLC SERIES 1	61
12	007-061-02	LONG, WILLIAM H JR	200	31	007-092-13	JACKALOPE LLC	23
13	007-061-05	DARLING SUR TR & DARLING MAR TR	37	32	007-131-16	PEDERSON, GLADYS TRUST ET AL	25
14	007-061-06	SCHULZ LIVING TRUST DTD 6/2/80	14	33	007-293-29	HAMM, GERALD & LUANNA	20
15	007-610-06	JOOST LAND & CATTLE CO, INC	64	34	009-021-02	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	251
16	007-061-22	HAMILTON, WESLEY F	27	35	009-031-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	147
17	007-061-61	ADAMS, MAE B TRUST	12	36	009-031-29	COOLEY, SCOTT M SEP PROP TRUST	73
18	007-082-01	HAMILTON, WESLEY F	19	37	009-151-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	73
19	007-091-28	CARSON LODGE #1	82				

**CARSON CITY**  
Quality of Life Initiative

**Legend**

- West Side Trails
- Proposed Freeway
- Open Space Opportunities
- City of Carson City
- Bureau of Land Management
- Indian Tribal Land
- State of Nevada
- U.S. Forest Services

500 ft contours  
Photos Flown: 2015

0 500 1000 2,000 3,000 ft.