

Appendix A

Conservation Easement and Baseline Condition Report

United States Department of Interior
Bureau of Land Management
Carson City District

Conservation Easement

This conservation easement is made this 22nd day of December, 2010, between UNITED STATES OF AMERICA, DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT, hereinafter referred to as BLM, and CARSON CITY, NEVADA, and its assigns, hereinafter referred to as Carson City,

WHEREAS, the Congress of the United States of America has directed transfer of Silver Saddle Ranch and Carson River Area, approximately 3,604 acres, hereinafter referred to as the Property, subject to the reservation of a conservation easement, to Carson City under the authority of the Omnibus Public Lands Management Act of 2009 (OPLMA), Pub. L. No. 111-11, Section 2601; and

WHEREAS, BLM, acting through the Secretary of Interior, in consultation with Carson City and affected local interests, shall reserve a perpetual conservation easement to protect, preserve, and enhance the conservation values of the Property; and

WHEREAS, the Property shall be managed by Carson City to protect and enhance the Carson River, the floodplain and surrounding upland, and important wildlife habitat; and

WHEREAS, Carson City may use the Property for undeveloped open space, passive recreation, customary agricultural practices, and wildlife protection; and

WHEREAS, notwithstanding the above, Carson City may construct and maintain trails and trailhead facilities, conduct fuels reduction projects, maintain or reconstruct any improvements on the Property that were in existence on March 31, 2009, and allow the use of motorized vehicles on designated roads, trails and areas in the south end of Prison Hill; and

WHEREAS, the conservation values as defined in OPLMA include undeveloped open space, natural characteristics, trails and trailheads, flood management, Carson River floodplain, uplands, and wildlife habitat, passive recreation, customary agriculture, fuels management, existing ranch structures and motorized vehicle use at south Prison Hill; and

WHEREAS, the development of the conservation easement is guided by the results of a planning and design charrette completed in December 2008, entitled "Creating a Community Vision: Silver Saddle Ranch and the Carson River"; and

WHEREAS, BLM and Carson City mutually agree that the conservation values also include protection of natural resources, preservation of the Property for solitude and nature observation, maintaining green irrigated pastures and hay fields at Silver Saddle Ranch, protecting scenic resources including the preservation of dark skies, protecting cultural resources including the historic structures at Silver Saddle Ranch, promoting environmental education and interpretation, allowing public access, promoting the quality of life, safety and tourism; and

Whereas, the Conservation Easement will help implement the 2006 Envision Carson City Master Plan Guiding Principles and Goals by creating a compact and efficient pattern of growth, balancing development with the conservation of the natural environment at the urban interface, and promoting stewardship of the natural environment; and

WHEREAS, The statutes of the State of Nevada, regarding "Easements for Conservation", at Nevada Revised Statutes, Sections 111.390 to 111.440, inclusive, recognize the protection of the natural, scenic or open-space values of real property.

NOW THEREFORE, BLM in consideration of the above, hereby reserves to the United States of America, a perpetual conservation easement to the Property to protect, preserve, and enhance the conservation values of the land. The BLM reserves a right of access for its designated representatives over any and all lands under this Easement and as reasonably necessary to verify compliance by Carson City with the terms and conditions of the Easement and exercising BLM's rights under the Easement.

1. Purpose. It is the purpose of this Easement to protect, preserve, and enhance the conservation values of the Property in perpetuity and prevent any uses or development of the property that would conflict, impair, or interfere with those values, including, but not limited to, any future residential, non-agricultural commercial, industrial, mining or other incompatible development or improvements of the Property, unless expressly allowable under this Easement. It is the mutual interest of the BLM and Carson City to manage the Property for undeveloped open space, passive recreation, customary agricultural practices, and wildlife protection consistent with the conditions described in the Baseline Documentation Report (Exhibit 3).
2. Rights of the BLM. To accomplish the purpose of this Easement the following rights are reserved by the BLM:
 - (a) To preserve and protect the conservation values of the Property
 - (b) To enter upon the Property at reasonable times in order to monitor Carson City's compliance with and otherwise enforce the terms of the Easement
 - (c) To prevent any activity or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by such use or activity, subject to BLM's Remedies (Section 10).
3. Rights of Carson City. As the fee owner of the Property, Carson City may use and enjoy the Property, subject to OPLMA and this Easement, to provide opportunities for passive recreation, nature study, events and public uses.
4. Baseline Documentation. To establish the present condition of the conservation values and man-made features of the Property, so as to properly monitor future uses of the Property and assure compliance with terms hereof, an inventory of the Property's relevant resources, features, conditions, and uses will be completed prior to transfer of the Property to Carson City (hereinafter referred to as the "Baseline Documentation Report". At the time of transfer and reservation of this easement, the BLM and Carson City will review and acknowledge that the Baseline Documentation Report contains an accurate representation of the biological and physical conditions of the Property and of the current and historical uses of the Property.
5. Permitted Uses. Carson City is entitled to use and occupy the Property, including the right to permit others to use and occupy the Property, in all uses not expressly prohibited herein consistent with the conservation purpose and values. Carson City may authorize third party uses of the Property, by lease, permit, or other means as provided, and those authorizations shall be subject to the terms of this

Easement. Carson City shall continue to be fully responsible for compliance with all terms and conditions of this Easement.

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

- (a) To reside on the Property for the purpose of caretaking and management of the Property.
- (b) The right to lease, rent or permit portions of the Property for agricultural use, together with the right to perform customary agricultural operations for the production of hay, pasture and cattle grazing, including the use of fertilizers, pesticides, herbicides and biocides in accordance with the Management Plan (Section 7), current environmental standards and practices and all applicable laws and regulations.
- (c) The right to prevent trespass and control access to the Property.
- (d) The right to use water resources, including treated effluent, on the Property for use in agricultural operations, wetlands management and for public consumption on the Property.
- (e) The right to store, gather, or dispose of agricultural products and byproducts on the Property, including, but not limited to, agricultural refuse, burn piles, and animal remains, so long as it is done in accordance with all applicable laws and regulations.
- (f) The right to maintain and replace existing facilities and structures. Replacement of existing facilities and structures must be approved by the BLM in writing, consistent with the conservation purpose and values. The size, location, style and use of the replaced facilities and structures will be considered by BLM in determining consistency with the conservation purpose and values.
- (g) The right to conduct or permit passive recreation activities on the Property. Passive recreation are those activities that are temporary in nature and do not require development of permanent structures or facilities not already in place as of March 31, 2009 unless otherwise allowed under this Easement. Passive recreation may include without limitation fishing, birding, nature observation, hiking, running, mountain biking, equestrian riding, including horse drawn wagons and carriages, non-motorized boating, geo caching, swimming, and picnicking.
- (h) The right to conduct or permit events on the Property. Events will be guided by the Management Plan (Section 7) and limited in size, frequency, duration, location and season of use, commensurate with the capacity of existing facilities and in a manner that would not conflict, impair, or interfere with the conservation purpose and values. Events may include without limitations private weddings and parties, music concerts, running events, environmental education, equestrian activities.
- (i) Except for official use, the right to use or permit the use of motorized off highway vehicles (OHV) on designated roads, trails and areas located in the south end of Prison Hill, consistent with the Management Plan (Section 7). OHV use may be restricted or prohibited if necessary to meet the objectives of the conservation purpose and values. OHVs may be allowed to use specific staging area(s) and designated trails located east of Sierra Vista Road, formerly known as Mexican Dam Road, for the purpose of access to the Pine Nut Mountains.
- (j) The right to construct and maintain trails and trailhead facilities.
- (k) The right to conduct fuels reduction projects. Vegetation may be removed, mowed, burned or otherwise treated, to reduce or eliminate fuels to suppress wildland fire in accordance with the conservation purpose and values of this Easement.

6. **Prohibited Uses.** Carson City is prohibited from uses or development of the property that would conflict, impair, or interfere with the conservation purpose and values of this Easement.

The following activities and uses, though not an exhaustive recital of inconsistent uses and practices, are inconsistent with the conservation purpose and values of this Easement, and are expressly prohibited upon or within the Property.

- (a) The legal or *de facto* subdivision of the Property for any purpose, except as may be required by law for the uses permitted in Section 5 or for a voluntary conveyance to a government or nonprofit entity for public access expressly permitted in Section 5.
 - (b) Residential, non-agricultural commercial, industrial, mining, power production, municipal water development or other incompatible development or improvements of the Property, excepting production of power from wind, geothermal or solar facilities for exclusive use on the Property.
 - (c) The sale, transfer or conveyance of the Property, or a portion of the Property, in accordance with OPLMA and subject to a reversionary interest held by the United States.
 - (d) Organized sports requiring dedicated, constructed fields or courts.
 - (e) OHV use except in designated areas.
 - (f) Golf courses
 - (g) Hunting, over-night camping unless approved as part of an event, disc golf, paint ball games and hot air balloons
 - (h) Events – motorized events (other than OHV events at South Prison Hill), fairs & carnivals, cars shows and rodeos.
 - (i) Disposal or unlawful storage of hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act, (CERCLA), 42 USC 9601 *et seq.*
7. **Management Plan.** Carson City will prepare a Management Plan for the Property to be completed within one year from execution of this Easement. The Management Plan will be prepared in consultation with the public and BLM and submitted to BLM for approval. The Management Plan will direct the use and occupancy of the Property, including agricultural operations, public day use and events. The Management Plan will consider the following factors in determining consistency with the conservation purpose and values for events: Size, duration, frequency, location and season of use. The Management Plan will also describe and direct appropriate use and occupancy for specific land use areas, including: Carson River – floodplain and riparian corridor; Prison Hill – motorized and non-motorized areas; agricultural lands – irrigated and non-irrigated; Historic Ranch Complex – Red House, White House, outbuildings and corrals; Ambrose Carson River Natural Area; Wetlands – mitigation wetland area; and East Silver Saddle Ranch - motorized staging areas. BLM and Carson City will meet not less than every five years to review and, if necessary, modify the Management Plan to ensure that use and occupancy of the Property is consistent with the Conservation Purpose and Values.
8. **Prior Notice and Approval**
- (a) **Prior Notice.** Where required in this Conservation Easement, BLM has the right to require Carson City to submit proposals for advanced approval by the Authorized Officer. This is to afford the BLM an opportunity to ensure that the proposed activities are designed and carried out in a manner consistent with the purposes of this Conservation Easement. Carson City shall not undertake or permit any activity requiring prior approval by BLM without first having notified and received approval from BLM as provided herein. Whenever notice is required, Carson City shall notify BLM in writing not less than forty-five (45) days prior to the date Carson City intends to undertake the proposed activity. The notice shall describe all aspects of the proposed activity, including location, design, materials or equipment to be used, dates and duration, and any other relevant information

regarding the proposed activity, in sufficient detail to permit BLM to make an informed judgment as to its consistency with the purpose and values of this Conservation Easement.

- (b) BLM's Approval. Where BLM's approval is required, BLM shall grant or withhold its approval and notify Carson City in writing within forty-five (45) days of receipt of Carson City's written request for approval provided that adequate information to evaluate the request has been received by the BLM. BLM's failure to respond in writing to Carson City's request within forty-five (45) days of receipt shall not be deemed approval by BLM. BLM's approval may be withheld only upon reasonable determination by BLM that the proposed action would be inconsistent with the purpose of this Easement, or if additional information from Carson City is necessary to evaluate the proposed action.
9. Monitoring – The BLM will conduct a field inspection of the Property, at least annually, for the oversight and enforcement of the Easement subject to the following provisions:
- (a) BLM will provide prior reasonable notice to Carson City to enter the Property for the purpose of an inspection(s);
 - (b) Carson City and BLM mutually agree to participate and cooperate in the performance of the field inspection(s) and any follow up meetings;
 - (c) BLM's costs for the inspections, including labor, vehicles and other incidental expenses, will be reimbursed from the Silver Saddle Endowment Account, an account established in the Treasury of the United States and funded by Carson City.
10. Enforcement- BLM may prevent any activity on or use of the Property that is inconsistent with the purposes of this Conservation Easement, and to require and enforce the restoration of such areas or features of the Property that may be impaired, interfered with, or damaged by any inconsistent activity or use permitted by Carson City.
11. BLM'S Remedies. If a dispute arises between the parties concerning the consistency of any proposed use or activity with the purpose of this Conservation Easement, the parties shall meet together to discuss the dispute and attempt resolution. In evaluating whether a particular use of the Property conflicts, impairs, or interferes with the conservation purpose and values, both the magnitude and duration of the actual and expected effect on the conservation purpose and values will be taken into account. The prohibited uses of the Property expressly set forth in Section 6 are in conflict with the conservation purpose and values of this Conservation Easement. In the event that BLM and Carson City cannot resolve any dispute hereunder, the provisions of this Conservation Easement are enforceable by BLM, its successors or assigns, through all remedies available at law or in equity.
- (a) Notice of Violation. If BLM determines that a violation of the terms of this Conservation Easement has occurred or that a violation is threatened, BLM shall give written notice to Carson City of such violation and demand corrective action sufficient to cure the violation. If Carson City fails to cure the violation within a reasonable timeframe as specified by BLM, after receipt of notice thereof from BLM, or fails to continue diligently to cure such violation until finally cured, BLM may seek injunctive relief as set forth herein.
 - (b) Injunctive Relief. Where irreparable harm may occur, BLM in its sole judgment may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, and to require the restoration of the Property to the condition that existed prior to any such injury.
 - (c) Damages. BLM shall be entitled to recover any damages to which it may be entitled for violation of the terms of this Conservation Easement or injury to any Conservation Values protected by this Conservation Easement, including, without limitation, damages for the loss of scenic, aesthetic, or environmental values. Without limiting Carson City's liability therefore, BLM, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.

- (d) **Emergency Enforcement.** If BLM, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Property, or to prevent a material breach or extinguishment of the Conservation Easement, BLM may pursue its remedies under this section without prior notice to Carson City or without waiting for the period provided for to expire.
- (e) **Scope of Relief.** BLM's rights under this section apply equally in the event of either actual or threatened violations of the terms of this Conservation Easement. The parties agree that BLM's remedies at law for any violation of the terms of this Conservation Easement may be inadequate and that BLM shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which BLM may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. BLM's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.
- (f) **Costs of Enforcement.** In any action, suit, or other proceeding undertaken to enforce the provisions of this Conservation Easement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs and expenses including attorneys' and experts' fees as allowed by law, and if such prevailing party recovers judgment in any action or proceeding, such costs and expenses shall be included as part of the judgment. In addition, in the event BLM prevails in any such action that results in an order directing Carson City to undertake restoration, then Carson City shall bear all costs thereof.
- (g) **BLM's Discretion.** Enforcement of the terms of this Easement shall be at the discretion of BLM, and any forbearance by BLM to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Carson City shall not be deemed or construed to be a waiver by BLM of such term or of any subsequent breach of the same or any other term of this Conservation Easement, or any of BLM's rights under this Conservation Easement.
- (h) **Waiver of Certain Defenses.** Carson City acknowledges that it has carefully reviewed the Conservation Easement. In full knowledge of the provisions of this Conservation Easement, BLM hereby waives any claim or defenses it may have against Carson City or its successors in interest under or pertaining to this Conservation Easement based upon waiver, laches, estoppel, adverse possession, or prescription.
- (i) **Acts Beyond Carson City's Control.** Nothing contained in this Conservation Easement shall be construed to entitle BLM to bring any action against Carson City for any injury to or change in the Property resulting from causes beyond Carson City's control, including without limitation, fire, flood, storm, and natural earth movement, or from any prudent action taken by Carson City under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; provided that Carson City shall notify BLM of such change in the Property and any emergency actions taken by Carson City.

12. Costs, Liabilities, and Indemnification

- (a) **Costs Incident of Ownership.** Carson City retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. BLM shall have no obligation for the upkeep or maintenance of the Property. Carson City shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Carson City; provided that nothing in this section shall prohibit Carson City from recording

a deed of trust against the Property to secure Carson City's indebtedness as long as such deed of trust shall remain subordinate to this Conservation Easement.

- (b) Taxes. Carson City shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), if any, including any taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish BLM with satisfactory evidence of payment upon request. BLM shall have no obligation to pay any taxes levied on or assessed against the Property.
- (c) Indemnification. Carson City shall hold harmless, indemnify, and defend BLM its officers, employees, agents, and contractors, its successors and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, fines, costs, losses, damages, expenses, causes of action, claims, demands, or judgments of any kind or nature arising from the past, present, and future acts or omissions of Carson City or its employees, agents, contractors, or lessees (collectively "Carson City et al."), including, without limitation, reasonable attorneys' and experts' fees arising from or in any way connected with Carson City et al.'s uses, occupancy, or operation on the Property which has already resulted or does hereafter result in: (1) violations of federal, state, and local laws and regulations that are now, or may in the future become, applicable to the Property; (2) judgments, claims, or demands of any kind against the Indemnified Parties, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (3) costs, expenses, or damages of any kind against the Indemnified Parties, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (4) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (5) the breach by Carson City et al. of any of its obligations set forth in this Conservation Easement; (6) the existence or release or threatened release off, on, into, or under the Property of any hazardous waste(s), substance or other contaminants as they are now and may hereafter be defined under any local, state, and federal statute, law or regulations, unless due to the negligence or willful misconduct of any of the Indemnified Parties; (7) activities by which solid or hazardous substances or waste, as defined by federal or state laws are generated, released, stored, used or otherwise disposed of on the Property, and any cleanup response, remedial action or other actions related in any manner to said solid or hazardous substances or wastes, unless due to the negligence or willful misconduct of any of the Indemnified Parties; or (8) natural resource damages as defined by federal or state law. Carson City's obligations under this section shall not apply with respect to any such hazardous waste, substance or other contaminants released on the Property by any of the Indemnified Parties the Indemnified Parties' representatives or agents.

13. General Provisions.

- (a) Controlling Law. The laws of the United States of America and the State of Nevada shall govern the interpretation and performance of this Conservation Easement.
- (b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of protecting the Conservation Values and the purpose of this Conservation Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render the provision invalid.
- (c) Severability. If any provision of this Conservation Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions and purposes of this

Conservation Easement, and/or the application of such provision to person or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

- (d) Entire Agreement. The instrument sets forth the entire agreement of the parties with respect to this Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to this Conservation Easement, all of which are merged herein.
 - (e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Carson City's title in any respect.
 - (f) Joint Obligations. The obligations imposed by this Conservation Easement upon Carson City shall be joint and several.
 - (g) Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property. The terms "Carson City" and "BLM," wherever used herein, and any pronouns used in place thereof, shall include, respectively, Carson City and all of Carson City's successors and assigns, and
 - (h) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.
 - (i) Captions. The captions in this instrument have been inserted solely for convenience of reference, are not a part of this instrument, and shall have no effect upon construction or interpretation.
 - (j) Perpetual Duration. This Conservation Easement shall constitute a covenant and servitude running with the land in perpetuity. Every provision of this Conservation Easement that applies to Carson City or BLM shall also apply to such party's respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear.
14. Exhibits. The following exhibits are attached hereto and incorporated into this Conservation Easement:
- Exhibit A: OPLMA Map of November 7, 2008
 - Exhibit B: Map of the Silver Saddle Ranch Carson River Area Conservation Easement

IN WITNESS WHEREOF, the City and BLM have fully executed this Agreement as of the date first above written.

“GRANTOR”
BUREAU OF LAND MANAGEMENT



Linda J. Kelly
Field Manager
Sierra Front Field Office
Carson City District

DATE: Dec 22, 2010

“GRANTEE”
CARSON CITY

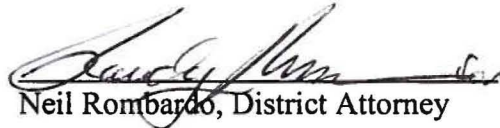


Robert L. Crowell, Mayor



Juan F. Guzman, Open Space Manager

Approved as to form:



Neil Rombardo, District Attorney

DATE: 12/16, 2010

Baseline Condition Report for Prison Hill, Silver Saddle Ranch and the Ambrose Carson River Natural Area

Prepared for Carson City Open Space Program and Bureau of Land Management Carson City District Office.

Prepared by Steve Walker, Walker & Associates.

INTRODUCTION

This Baseline Condition Report is an attachment to the conservation easement required by the 2009 congressionally approved Omnibus Public Land Management Act. The act transferred Prison Hill, Silver Saddle Ranch (SSR) and the Ambrose Carson River Natural Area (ACRNA) to Carson City with the stipulation that these lands are retained for open space, public use and a conservation easement developed between BLM and Carson City.

The report documents existing conditions of the properties that will be transferred and suggest locations for monitoring sites to demonstrate to the easement holder that the lands are being managed according to the conservation easement requirements now and in the future. Cultural resources associated with these lands are addressed in a companion document, prepared by Michael P. Drews from Gnomon, Inc. All of the agreements, documents and memorandum of understanding referenced throughout the baseline condition report are available for review at the Carson City Parks and Recreation Department.

Since the early 1990s, Carson City and the State of Nevada have worked jointly with the Bureau of Land Management (BLM) to develop management plans for federal lands located within the boundary of Carson City. In 1990 the Carson City Parks and Recreation Department developed a Memorandum of Understanding with BLM titled the "Coordinated Outdoor Recreation Management of Public Lands." In 1996 BLM, again working with Carson City, developed the Carson City Urban Interface Plan Amendment. This document amended the BLM Walker Resource Management Plan in conjunction with an update of the Carson City Master Plan. The plan recognized which lands would be retained in Federal management and which lands would be available for transfer to the State, Carson City or sold to private citizens. In 1997 the American Land Conservancy coordinated a land exchange with a developer and then transferred the Silver Saddle Ranch (SSR) to the BLM. Additionally in 1997 the owners of the ranch made a place of use and manner of use change of the all the SSR Alpine Decree Water surface rights under Permit 62775. Carson City Utility Division later purchased these water rights for municipal and industrial uses within Carson City. In 2000 the BLM jointly developed management plans for the SSR and the Ambrose Carson River Natural Area (2 miles downstream from SSR and already under public ownership) with the Carson City Parks and Recreation Department and several citizens groups.

DESCRIPTIONS OF PROPERTIES (Figure #1)

Prison Hill Recreation Area – 2,500+ acres

This area lies on the south east side of Carson City overlooking Carson City's urban area. The name likely originates due to the proximity of original Nevada State Prison that at the northwest corner of the property. The Nevada State Medium Security Prison bound the southwest corner of the area. Elevations range between 4680' to 5724', with a gradual elevation rise on the south end with steep east and west side slopes. BLM's Prison Hill Recreational Plan (1977), although somewhat dated, provides a good physical description of the area. Additionally the management recommendations from that document have been generally implemented.

The Prison Hill area is separated via the underlying geology. The north end parent material is meta-volcanic rock, and younger granitic rocks dominate the southern end. The existing management of the area is also based on this geological divide with the off-road vehicle use allowed on parts of the granitic portion to the south with non-motorized use on the meta-volcanic area to the north.

Off-Road Vehicle Use Area



The south end of Prison Hill is a designated off-road vehicle (ORV) area and due to its proximity to Carson City has been extensively used for at least the last thirty years. A large area – photo above – has been denuded of vegetation by ORV activities and the soils have mostly eroded away exposing granitic bedrock. Comparison of the size of this

area now with aerial photos from the 1970s (Carson City Soil Survey, USDA – Soil Conservation Service – 1977) indicates the impacted site has not expanded since that time. The impacted area has lost its topsoil so there is very little weed invasion or on-going active erosion. Roads and trails leading out this area are extensive and appear to be more numerous than in the past, based on comparing (1975) aerial photo with 2006 photos used as the base map for this report. The increase in ORV impacts is dominated by single-track trails used by motorcycles. Roads depicted in the 1977 Prison Hill Recreation Plan are still there and used extensively, but the number of roads have not increased. The main road to the summit along the west side is the border of the ORV use area and signs along the western edge marking the boundary exist, although several need maintenance or replacement.



The summit of Prison Hill and a large rock outcrop just south of the summit are used as “partying places” and some graffiti exists although littering is not extensive. Within the designated ORV area, other uses – hiking, equestrian – will potentially have conflicts with the motorized use. Due to these potential conflicts and the nearby access to the non-motorized area at the north end of Prison Hill, non-motorized uses in this area are limited.

Native vegetation is very typical of granitic soil types in the 10 to 12 inch precipitation zone in our area. Shrubs dominate with sagebrush/bitterbrush as co-dominates and other shrubs – ephedra, rabbitbrush, and sticky current – part of the vegetative mix. Some perennial forbs – arrowleaf balsamroot, lupine – are present on the north slopes at the highest elevations. Due to the droughty nature of granitic soil (coarse, very well drained) perennial grasses are limited although some Indian ricegrass occurs in undisturbed depositional areas and desert needlegrass occurs on rocky south slopes. Introduced

annuals – cheatgrass, filaree, tansy mustard – occur especially in years of above normal precipitation but do not dominate. The lower elevation west side boundary adjacent to urban development has several disturbed areas that are dominated by these introduced annuals.

The ORV area, located on the very well drained granitic soils, seems to be stable based on soils/native plant indicators. Some erosion is still occurring on roads, but basically the impacted areas have eroded down to bedrock and are stable. An area just to the north of the existing ORV boundary on the east side has two well used roads with signs indicating that vehicles are only allowed on the roads in that area. Some use by ORVs, especially motorcycles, occurs in non-use areas. Overall the ORV area of Prison Hill provides a good opportunity for this type of recreational use.

Non-Motorized Use Area

The northern end of Prison Hill is closed to motorized use and has an extensive trail system using old roads and recently constructed trails. The area appears to be well used by the local residents as a popular area to hike and run. Several interviews with the trail users done during this inventory indicated that they liked the existing management of the area, felt that some better enforcement of ORV use in closed areas would be beneficial, and that they would be willing to volunteer their time to enhance recreational opportunities.

The lower slopes of the northern area have been disturbed and non-native, annual vegetation dominate these disturbed sites. At higher elevation, particularly on north facing slopes, the native vegetation dominates and in fact is typical of very good condition rangelands in other parts of Nevada – good groundcover, diversity of species and perennial grasses and forbs present throughout the shrub inter-space. Several old roads in the area occur in the bottoms of ephemeral drainages and are still eroding. Based on soil and plant indicators this part of Prison Hill is in a generally upward trend in ecological condition with the exception of the roads within the drainages. Trails originating from the public parking area by the Carson City Utilities water tank follow old roads that are steep and eroding, presenting negative visual impact from the adjacent urban area to the west.

The very northern end of the Prison Hill, the triangular area bounded by state lands to the west, 5th Street to the north, Carson River Road to the east and the steep side slope of Prison Hill to the south, is an undulating area impacted by uncontrolled ORV use creating numerous roads and trails. This ORV use and some dumping have made the area somewhat visually impacted and invaded by introduced weedy annual plants. Where the north slope of Prison Hill becomes steeper the ORV use is limited but the area is not signed to indicate that motorized use is prohibited per existing management plan.

Other Issues

On a steep northeast side slope, above the SSR, several older diggings associated with early prospecting in the area exist. They do not appear to have any mineshaft development and therefore are not likely safety issues, but should be noted as part of the baseline report.

The existing management plan for Prison Hill has generally been well implemented by BLM. The ORV area is marked with signs and a west side fence. Access areas are well marked with the exception of the north side. A fuels management project has been completed on the west central side of the property adjacent to existing homes.

At least two agreements exist between BLM and the State of Nevada concerning use of the some of the existing public lands on Prison Hill. In 1993 BLM and Nevada State Lands/Department of Corrections developed a Memorandum of Understanding to address some agricultural use (14 acres) by the medium security prison of a portion of the Prison Hill parcels. Additionally on the northwest corner of the Prison Hill parcel (11 acres) are being used as the site of the recently constructed National Guard Armory/Solar generation site.

Silver Saddle Ranch – 809 acres

As stated in the introduction the 703-acre Silver Saddle Ranch (SSR) was acquired in 1997 by the BLM, through a land exchange process. From 2003 to 2006, BLM acquired five adjacent properties (two parcels on the northwest, two on the south, and one on the east side of the river) which added 157 acres to Silver Saddle Ranch. Approximately 51 acres of the initial purchase on the east side of the river were not identified for transfer to Carson City.

In 2000 an “Interdisciplinary Management Plan for the Silver Saddle Ranch and Ambrose Carson River Natural Area” was developed between BLM, Carson City Parks and Recreational Department and public input from a variety of sources. The vision statement developed by the planning group was **“Keep the Silver Saddle Ranch green, the river clean, the paths open and past alive for present and future generations”**. Most major aspects of the plan have been implemented. Currently a trail system with well-done interpretive signs has been developed, the river corridor is protected and several riparian areas within the corridor are improving via new recruitment of native woody riparian species. The buildings have been maintained and over 80 acres of meadow, hayland and wetland mitigation sites are being irrigated.

Agricultural Operations (Figure #2)

The current lessee is using the ranch to produce hay and pasture for his cow-calf operation. The same lessee also uses the adjacent (immediately to the north) Jarrard/Andersen Ranches. The pasture condition has improved over the last growing seasons based on better irrigation practices and fertilization. Pastures 4 and 5 have only

been effectively irrigated this last season and species composition is a mix of native sedges and cheatgrass. Pasture 4a has not received adequate irrigation due to lack of effective water control structures in the south-side feeder ditch. If the irrigation practices continue on pastures 4 and 5 one would assume that a succession to native perennial vegetation will continue; but if replanted to more robust introduced pasture species, better overall production would be achieved. The pastures 1, 2, and 3 have typical pasture species – tall fescue, clovers, orchard grass, bluegrass and perennial rye – and are in good condition. They have been hayed followed by aftermath grazing.

An irrigation tail water collection area has been developed into a wetland within the pasture area to capture irrigation run-off. It is quite effective and provides excellent winter thermal cover and spring, summer nesting areas for a variety of birds. It is fenced and protected from grazing.

Just north of Carson River Road, on the very northwestern parcel of the SSR, a wetland mitigation site has been developed that was used to mitigate wetland impacts associated with the 395 Freeway construction through Carson City. The management of this site is under the jurisdiction of the Army Corps of Engineers (ACOE) through an agreement with Carson City. The current condition of this site indicates that better management and dedication of the water resources needs to be implemented so more of the site supports wetland vegetation and better fulfills the intent of the agreement.

Infrastructure (Figure #3)

The buildings have been well maintained by the BLM with the exception of some roof damage on the hay storage shed that needs to be addressed. Due to the reduction in irrigated acres, the SSR has more out buildings and corrals than it needs, assuming the current level of agricultural production continues.

Due to improvements in the past decade after flooding events (particularly 1997) the Mexican Dam has become more functional and stable based on discussions with the current property lessee. The water control structures within the Mexican Ditch that divert water to the internal irrigation water distribution system within SSR are in good condition. The on-field irrigation water delivery system is marginal in some areas and some small check dams need to be replaced particularly along the south ditch between pastures 4 and 4a. Late season water supply is always an issue on the Carson River, but the water supply is adequate on average or above precipitation years. The 80 acres are irrigated under a the surface water permit that transferred a portion of the water held under the municipal use Permit 62775 to an agricultural use, per recent conversations with Bruce Scott, Resource Concepts Incorporated and water rights consultant to the Carson City Utility Division.

Recreational Use

The SSR provides a variety of recreational uses including hiking, birding, horseback riding, running, dog walking and mountain biking. The trails within SSR also connect with the trails on Prison Hill allowing for extensive hiking opportunities on undeveloped lands with the Carson City urban area. Local people use the area extensively. Comments received from user interviews were positive about the existing management of the SSR. The existing interpretive signs are thorough and attractive.

Vegetation

Pastures that are no longer irrigated are being re-occupied by rabbitbrush, sagebrush and mustards. Plant succession to more native vegetation is occurring but monitoring for *Lepidium latifolium* (perennial pepperweed) invasion in these areas is very important, as these fields are very susceptible, particularly after flood events. Riparian vegetation on the west side of the river has a better mix of age class among the cottonwoods and black willows (willows that grow into tree form) than in most local cottonwood floodplain areas. Some *Cardaria draba* (hoary cress or low white top) is moving into the active floodway replacing the native creeping wildrye. The riparian forest bordered by the Mexican Ditch on the west and the river channel on the east is in the best vegetative condition due to higher groundwater levels.



The impact by beavers is apparent, particularly on younger trees that have not been wrapped with chicken wire. The chicken wire around the base of these trees seems quite effective in stopping beaver activity.

The east side of the river has a more limited floodway. Woody riparian vegetation is sparse, occurs in clumps, and is mostly single aged.

The alluvial fans coming off of Prison Hill on the west side of the property are stable, mostly native vegetation plant communities with some upper trends due to reduced grazing. The old sand pit area is re-vegetating quite well.

General Comments on Silver Saddle Ranch

The dispersed recreational use at SSR is extensive. The property offers opportunity for many types of outdoor recreation in an area of environmental diversity and is real asset from a quality of life standpoint to this community. Maintaining riparian area forest habitat along rivers in Nevada is very important and greatly adds to the recreational experience. In short the “vision” developed during the management plan public process is being implemented.

The access to the east side of the river from Sierra Vista Lane needs to be addressed. Actions by BLM of placing large rocks in the roads that go to the floodway (river’s edge) are not working. Vehicles are circumventing the boulders and driving into the cottonwood riparian area within the floodway, impacting vegetative cover. The area is in very poor condition and according to local residents is extensively used for a variety of illegal activities.

Along the east side of Sierra Vista Lane, there is a staging area for ORV and equestrian use. The contiguous large parcel is dissected by drainages coming off the Pine Nut Range. These drainages are used for off-road vehicle access to adjacent BLM lands and illegal dumping. The human activity in these drainages has caused accelerated erosion that creates sediment deposition along Sierra Vista Lane during rainstorms. Additionally due to sinuosity of the drainage channel they provide areas that cannot be seen from the road and according to local residents are also used for illegal activities. An isolated 10-acre parcel is located at the very south end (Figure 1).

Ambrose Carson River Natural Area (ACRNA) – 265 acres

This federally managed area was previously referenced in “Interdisciplinary Management Plan for the Silver Saddle Ranch and Ambrose Carson River Natural Area”. The site is managed as a non-motorized use, riparian zone and floodplain protection area. ACRNA is also utilized as an area for environmental education.

The majority of the area lies within the floodway and active floodplain of the Carson River. This area supports a cottonwood/black willow floodplain forest that is an important local habitat to a variety of species –birds, mammals and insects. An abandoned diversion ditch runs through the east side of this riparian area.

Lepidium latifolium (perennial pepperweed), *Cardaria draba* (hoary cress or low white top) and *Centaurea solstitialis* (yellow starthistle) are present on this site and need to be controlled. The cottonwood trees are being taken down by beavers at a non-sustainable rate and this issue, along with noxious weed control, is the management challenges for this site. Trees wrapped with chicken wire in this area are doing well and not being used by the beavers.



The riparian vegetation at this site is generally in good condition and will sustain its self as long as the river has access to the floodplain. Passive management of this site is recommended. Due to the riparian forest, birding at this site is excellent and should be encouraged as well as maintaining outdoor educational opportunities.

The parking area at this site is well used and appears to have a littering issue. The interpretive signs associated with the environmental education have not been maintained. Some evidence of vehicles going around the rock barriers into the active floodway is evident, although not to the extent that occurs on the east side of the river on the SSR parcels.



On the southern end of the ACRNA parcel, wild/feral horses from the adjacent private and BLM lands to the east use the parcel, particularly as a river crossing/ access to water. Active grazing use of the parcel by the horses appears to be limited most likely due to the coarse nature of the dominant herbaceous species, creeping wildrye. Some utilization was noticed but no signs of lingering or markings (stud piles) were observed. Use of the area by wild horses will vary depending upon forage condition and water availability in the undeveloped adjacent areas where the horses normally occur.

Accompanying this document is a list of recommendation made by Walker & Associates to address some resource concerns observed during this effort. Walker & Associates would like to thank Carson City's Parks and Recreation Department Open Space Program staff and GIS program for assistance in developing this report.

Steve Walker
Walker & Associates

Recommended Photo Points – see attached photo points map

Prison Hill Recreation Area

1. N 39 07' 02.1"; W 119 42' 42.7" – Southwest and uphill of Mexican Dam, border with the Carson City Open Space parcel. Photo point to monitor re-vegetation of south slope ORV impacts. (WP 030)
2. N 39 06' 21.6"; W 119 43' 53.1" – Bare area on south end of Prison Hill formerly used as an ORV events area. Photo point to monitor change in vegetation cover. (WP 031)
3. N 39 06' 51.3"; W 119 43' 50.5" – Fuels management overview to the north to monitor native shrub succession into introduced annual grass community. (WP 032 & 033)
4. N 39 08' 02.2"; W 119 43' 50.5" – Crossroads at west summit depicting erosion and current vegetation re-establishment on old road going west to east along geologic contact between granitic to the south and meta-volcanic to the north. (WP 034)
5. N 39 07' 42.2"; W 119 44' 16.1" – Two perspectives – Fuels management overview to the south and old road natural re-vegetation to the southeast. (WP 35)
6. N 39 08' 36.1"; W 119 42' 35.1" – North end of Prison Hill property showing high ORV impact – ORV roundabout. (WP 043)

Silver Saddle Ranch

1. N 39 07' 55.67"; W 119 42' 38.5" – Overview of Silver Saddle Ranch taken from eastern embankment of old gravel/sand pit. (WP 036)
2. N 39 07' 51.6"; W 119 42' 24.8" – Riparian area where road dips from Mexican ditch and water is diverted back to the river. Shot is to the south with bird box in center of photo. (WP 037)
3. N 39 08' 27.2"; W 119 42' 35.3" – Photo at cross fence into wetland drainage area on south side of Carson River Road. (WP 38)
4. N 39 08' 36.1"; W 119 42' 56.5" – Freeway mitigation wetland north of Carson River Road. (WP 045)
5. N 39 07' 44.7"; W 119 42' 21.2" – East side of river in high impact vehicle use area within river riparian zone. (WP 039)

6. N 39 07' 45.2; W 119 42' 09.0" – ORV staging area along Sierra Vista Lane on east side of SSR. (WP 046)

Ambrose Carson River Natural Area

1. N 39 09' 55.4"; W 119 42' 14.9" – Ambrose area on west side of river just north of Riverview Park – Riparian area with mature cottonwoods – no saplings – and with *Cardaria draba*, lots of woody flood deposition material. (WP 044)
2. N 39 09' 54.6; W 119 42' 04.3' – Overview of Ambrose area from the hill south of the area along Deer Run Road. (WP 047)
3. N 39 10' 19.2'; W 119 42' 18.9 – Ambrose area parking lot area and riparian overview to the north. (WP 048)
4. N 39 09' 48.8"; W 119 42' 15.8" – Ambrose riparian area with views both upstream and downstream – near over turned out house. (WP 40)
5. N 39 09' 49.5"; W 119 42' 19.3 – *Lepidium latifolium* invasion site near river on odd soil deposition. (WP 41)

Appendix B

Programmatic Agreement

**PROGRAMMATIC AGREEMENT
BETWEEN
THE SIERRA FRONT FIELD OFFICE OF THE BUREAU OF LAND MANAGEMENT,
THE CONSOLIDATED MUNICIPALITY OF CARSON CITY,
AND THE NEVADA STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE CONVEYANCE TO CARSON CITY, NEVADA
OF
5,452 ACRES OF PUBLIC LANDS
AS MANDATED BY THE OMNIBUS PUBLIC LAND MANAGEMENT ACT OF 2009
AND
489 ACRES OF PRIVATE PROPERTY**

WHEREAS, the Sierra Front Field Office of the Bureau of Land Management (BLM) shall convey to the Consolidated Municipality of Carson City (Carson City) 5,452 acres of public lands to comply with the Omnibus Public Land Management Act of 2009 (OPLMA), Public Law 111-11, Title II, Subtitle G, Section 2601 “Carson City, Nevada, Land Conveyances” (hereinafter referred to as “the OPLMA conveyance” or Undertaking); and

WHEREAS, Carson City will use federal grant funding to purchase 489 acres of private land (Assessor’s Parcel Number (APN) 010-011-24 and 010-011-25) identified in a Southern Nevada Public Land Management Act (SNPLMA, Public Law 105-263, as amended), Round 11 nomination as “CR01 Bently Property Acquisition Project” (hereinafter referred to as “the Bently Property (APN 010-011-24 and 010-011-25) conveyance” or Undertaking); and

WHEREAS, the BLM, in consultation with Nevada State Historic Preservation Officer (SHPO), has determined that the OPLMA conveyance and Bently Property (APN 010-011-24 and 010-011-25) conveyance are an undertaking as defined in 36 CFR § 800.16[y]); and,

WHEREAS, the BLM is responsible for ensuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 CFR § 800 for the Undertaking; and

WHEREAS, BLM has consulted with Carson City regarding the effects of the undertaking on historic properties, their financial and legal responsibilities under this agreement, and has invited them to sign this Programmatic Agreement (PA) as an Invited Signatory; and

WHEREAS, Carson City and BLM have signed a perpetual conservation agreement to preserve and protect natural and cultural values on the lands OPLMA refers to as the “Silver Saddle Ranch and Carson River Area” (Appendix A); and

WHEREAS, the 3,604 acres of public land identified in OPLMA as “Silver Saddle Ranch and Carson River Area” will be managed by Carson City as undeveloped open space for passive recreation, customary agricultural practices and wildlife protection, and the 1,848 acres of public land identified in OPLMA as “(t)o Carson City for Parks and Public Purposes” will be managed by Carson City as undeveloped open space, or for other public purposes in accordance with the Recreation and Public Purposes Act (43 U.S.C. 869 et seq.); and

WHEREAS, the BLM, in consultation with SHPO, has defined the Area of Potential Effect (APE) for the Undertaking as the 5,452 acres of public lands (OPLMA conveyance), and 489 acres of private lands (Bently Property (APN 010-011-24 and 010-011-25) conveyance) to be conveyed to Carson City (Appendix B); and

WHEREAS, cultural resources eligible for inclusion on the National Register of Historic Places (NRHP), (hereinafter referred to as “historic properties”), are present on the lands to be conveyed (Appendix C); and

WHEREAS, the BLM has determined that the OPLMA conveyance would adversely affect historic properties by conveying them out of federal control, and has consulted with the SHPO pursuant to Section 106 of the NHPA; and

WHEREAS, portions of the OPLMA conveyance and Bently Property (APN 010-011-24 and 010-011-25) conveyance areas have not been subject to cultural resources field inventory, and it is not known whether historic properties are present on these lands; and

WHEREAS, effects to historic properties in the APE cannot be fully determined and the BLM, SHPO, and Carson City (hereinafter referred to as “Signatories”) desire to enter into this PA to set forth procedures to be followed in satisfaction of the BLM’s Section 106 responsibilities of the NHPA, for the Undertaking; and

WHEREAS, in accordance with 36 CFR § 800.14(b), the BLM has invited the Advisory Council on Historic Preservation (ACHP), to participate in the development and execution of this PA and the ACHP has declined to participate; and

WHEREAS, the BLM has consulted with the Washoe Tribe of Nevada and California (Washoe Tribe) concerning properties of traditional cultural and religious significance and the effects of the undertaking on historic properties, and, pursuant to 36 CFR § 800.14(b)(2)(i), has invited the Tribe to sign this PA as a Concurring Party, with the Tribe choosing to participate in this PA; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(4) and 36 CFR § 800.14(b)(2)(ii), the BLM has notified the public of the Undertaking through public notices and letters to interested parties, and has held a public meeting to provide an opportunity for members of the public to express their views on the conveyances, the development of the PA, and the Section 106 process; and

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

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

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

I. PURPOSE AND INTENT

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

II. ROLES AND RESPONSIBILITIES

- A. The Carson City District Manager is the BLM Authorized Officer for the Undertaking. The District Manager, or designee, is the point of contact for BLM.
- B. The Mayor of Carson City, or designee, is the point of contact for Carson City. Carson City shall notify all Signatories of the name and title of the point of contact by January 31 of each year or whenever the assignment changes, whichever comes first.
- C. The Chairman, or designee, is the point of contact for the Washoe Tribe.
- D. The State Historic Preservation Officer, or designee, is the point of contact for SHPO.
- E. Pursuant to Nevada Revised Statute (NRS) 383.430, Carson City shall be responsible for all expenses associated with carrying out the provisions of this PA, except for costs incurred by BLM or SHPO during fulfillment of the responsibilities assigned to them in this PA.
- F. Carson City shall be responsible for ensuring that all Parties to this PA are provided with an adequate opportunity to comment, in accordance with the following stipulations of this PA, on all proposed development, rehabilitation, or maintenance activities on lands in the

OPLMA conveyance and the Bently Property conveyance. Carson City shall ensure that the process outlined in following stipulations is initiated early in the project's planning, so that a broad range of alternatives may be considered during the planning process for the project.

- G. Carson City, in consultation with SHPO and BLM, shall ensure that all work undertaken to satisfy the terms of this PA meets the *Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716-44742, September 23, 1983) (Standards) and takes into consideration the ACHP's *Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites* (May 1999), the *BLM Nevada Guidelines and Standards for Archaeological Inventory, 5th edition* (BLM Guidelines) or any subsequent edition issued by BLM, the NRHP's *Guidelines for Evaluating and Documenting Traditional Cultural Properties* (National Register Bulletin 38, 1989), and any other applicable guidelines or standards.
- H. Carson City, in consultation with SHPO and BLM, shall ensure that ethnographic, historic, architectural, and archaeological work conducted pursuant to this PA is carried out by or under the direct supervision of persons meeting qualifications set forth in the *Secretary of the Interior's Professional Qualifications Standards* (currently available at http://www.nps.gov/history/local-law/arch_stnds_9.htm) and who have been permitted for such work, as necessary, by the BLM Nevada State Office.
- I. The Silver Saddle Ranch and Carson River portions of the OPLMA conveyance lands will be managed in accordance with the *Conservation Easement of the Silver Saddle Ranch and Carson River Area*, incorporated here as Appendix A.
- J. The Signatories agree that the *State Protocol Agreement between the Bureau of Land Management, Nevada and the Nevada State Historic Preservation Office for Implementing the National Historic Preservation Act, Finalized February 3, 2012* (Protocol), or any future edition, except as amended here, will be utilized for this PA. This Protocol is incorporated by reference.

III. IDENTIFICATION

- A. Prior to authorizing any ground-disturbing activity within the Undertaking APE, Carson City shall consult with SHPO to determine the project APE and the need for inventory. Carson City shall send concurrent notification of this consultation, including copies of maps and project APE description, to BLM for their records.
- B. Concurrent with the consultation with SHPO described in item A, Carson City shall seek input from the Washoe Tribe to identify properties of traditional religious or cultural importance. Procedures for seeking Tribal input are specified in Appendix D. Information on the location and nature of all cultural resources or information considered proprietary by the Washoe Tribe will be held confidential by Carson City, or their

qualified consultant, to the extent provided by state law. Neither BLM nor Carson City will disseminate this information beyond what is required to complete the Section 106 process as agreed to in this PA.

- C. SHPO shall notify Carson City and BLM of its determination, as to whether the project APE has been adequately inventoried or additional inventory is necessary, within 30 days of receipt.
- D. If additional inventory is necessary, Carson City shall, in consultation with SHPO, ensure that the required identification activities are completed by Carson City's consulting archaeologist, or other qualified individuals as necessary. Identification activities may include, but are not limited to, archival research, context development, informant interviews, and archaeological, historic, or ethnographic inventories. Carson City shall ensure that all cultural resources are recorded in accordance with the BLM Guidelines or SHPO standards appropriate for the resource. Report submission and review shall follow the timeframes described in Stipulation VIII.B of this PA.

IV. ELIGIBILITY

- A. Carson City, through its qualified consultant and in consultation with SHPO and other consulting parties as necessary, shall evaluate all cultural resources recorded under this PA for eligibility to the NRHP based on an existing approved historic context or one that will be prepared. Carson City shall send concurrent notification of this consultation to BLM for their records.
- B. Carson City shall seek input from the Washoe Tribe to evaluate the eligibility of properties of traditional religious and cultural importance within the project APE. Procedures for seeking Tribal input are specified in Appendix D. Carson City shall provide the results of their request for Tribal input to SHPO for review and to BLM for their records.
- C. Following acceptance from SHPO, Carson City shall provide final inventory and eligibility evaluation reports resulting from actions pursuant to this PA to SHPO, BLM, and the Washoe Tribe or other interested parties as appropriate.

V. TREATMENT

- A. To the extent practicable, Carson City shall, in consultation with SHPO, ensure that project activities avoid adverse effects to historic properties through project design or redesign, relocation of activities, or by other means in a manner consistent with the Protocol. The SHPO shall determine the precise nature of effects to historic properties identified in the project APE, using the criteria of adverse effect found at 36 CFR § 800.5 and notify Carson City and BLM of their findings within 30 days of receipt of the final inventory and eligibility evaluation report.

B. When avoidance is not feasible and data recovery or other mitigation is proposed to resolve project-related adverse effects to historic properties, Carson City shall develop a Data Recovery/Treatment Plan (Plan) that is consistent with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 44716-37), *Treatment of Historic Properties: A Handbook* (Advisory Council on Historic Preservation 1980) and ACHP's *Recommended Approach for Consultation on the Recovery of Significant Information from Archaeological Sites* (June 17, 1999). The order and timing of steps for preparation of the Plan is as follows:

1. During preparation of the Plan, Carson City shall seek input from the Washoe Tribe on appropriate treatment to avoid, minimize, or mitigate adverse effects to historic properties of traditional religious and cultural importance.
2. Carson City shall prepare a draft Plan and submit it to BLM for review.
3. During review of the draft Plan, BLM shall contact the Washoe Tribe to confirm that Carson City has sought and considered its input, and to seek any further input.
4. BLM shall provide comments on the Plan to Carson City, and Carson City shall revise the Plan to address BLM's comments within 30 days of receipt of comments.
5. Once BLM approves a final Plan, BLM shall submit the Plan to SHPO and ask for concurrence. BLM shall concurrently provide a copy of the Plan to the Washoe Tribe and interested parties, as appropriate.
6. SHPO shall respond within 30 days of receipt, or notify BLM that additional time is needed.
7. Upon concurrence from SHPO, the plan may be implemented.

C. Preparation of reports of treatment activities:

1. Following implementation of the Plan, Carson City shall provide BLM with a draft report of all treatment activities within nine months after completion of the fieldwork associated with the activities, unless otherwise negotiated.
2. BLM shall provide a copy of the draft report to SHPO and the Washoe Tribe for a 30-day review period.
3. Following the close of the 30-day SHPO and Washoe Tribe review period, BLM shall review and provide comments to Carson City.

4. Carson City shall submit a revised final report to the BLM within 30 days of receipt of BLM's comments.
 5. Upon acceptance, BLM shall provide the final report to SHPO and the Washoe Tribe.
- D. For properties eligible under NRHP criteria (a) through (c), mitigation other than data recovery may be considered in the treatment plan. Examples of this type of mitigation include Historic American Buildings Survey/Historic American Engineering Record recording, oral history, historic markers, exhibits, interpretive brochures or publications.
- E. Carson City shall maintain all records and materials resulting from treatment efforts until the final treatment report is complete. All human remains and associated artifacts found on the conveyed lands will be handled according to the provisions of NRS 383. All materials collected will be maintained in accordance with 36 CFR § 79 or 43 CFR § 10, until the final treatment report is complete and collections are curated at the Nevada State Museum (NSM). Carson City, or their contractor, shall provide proof of a current curation agreement to BLM within two weeks of BLM acceptance of the final reports.
- F. Carson City shall provide all final archaeological reports resulting from actions pursuant to this PA to SHPO, BLM, and the Washoe Tribe or other interested persons as appropriate. All such reports shall be consistent with contemporary professional standards and the *Secretary of Interior's Formal Standards for Final Reports of Data Recovery Programs* (48 FR 447716-44740). Final reports will be submitted in both paper and electronic copies and will include digital copies of all associated data (e.g. GPS files, GIS shapefiles, digital photographs, etc.) per BLM Guidelines.

VI. DURATION

This PA shall be effective on the date of the last signature below and shall remain in effect for a period of 30 years.

VII. POST-REVIEW DISCOVERY SITUATIONS

Stipulations of this PA and the Protocol are intended to identify and mitigate adverse effects to historic properties. Unplanned discoveries of buried cultural resources are not anticipated. In the case of an unplanned discovery of cultural resources, Carson City, in consultation with SHPO, BLM, and the Washoe Tribe, shall ensure that provisions in Appendix E of this PA, the Protocol (Stipulation VI.B), and the following stipulations are met.

Prior to initiating any ground disturbing activities within the project APE, Carson City shall inform all employees, contractors, and subcontractors empowered to halt activities in a discovery situation about who to contact and under what time frame. At least one of these individuals will be present during any project field activities.

Carson City shall halt activities within 100 meters of the discovery until SHPO provides written concurrence that the provisions of Appendix E have been met and activities can resume.

Any disputes or objections arising during a discovery or unanticipated impact situation will follow the procedures in Stipulation X.

VIII. MONITORING AND REPORTING

A. Monitoring

1. Carson City shall ensure that all historic properties identified in the undertaking APE (Appendix C) are monitored annually by an appropriate professional or a certified Nevada Archaeological Site Steward.
2. Any Signatory may independently monitor actions carried out pursuant to this PA or monitor historic properties in the undertaking APE (Appendix C).
3. Annual historic property monitoring will consist of collecting data to determine any change in the property's integrity and the rate at which the change is occurring. SHPO will provide a standardized site report for archaeological resources, or Architectural Resource Assessment (ARA) form for architectural resources, for monitors to use.
4. Monitoring reports will be submitted by the consulting professional and/or Archaeological Site Steward annually to Carson City, who will provide a copy to all Parties to the PA within 30 days of receipt.
5. If changes to the integrity of any historic property are noted, the Parties shall consult to determine what, if any, mitigation is needed and the appropriate timeframe for this activity.

B. Reporting

1. Carson City shall ensure that a draft report of identification and evaluation efforts is completed within 60 days after the completion of fieldwork, unless otherwise negotiated with SHPO.
2. Prior to submission to SHPO or BLM, Carson City shall review any report submitted by contractors within 30 calendar days of receipt to ensure it meets the standards described in Stipulations II.G, II.H, II.J, V.B, and V.F of this PA.
3. Prior to SHPO consultation, Carson City shall submit reports resulting from identification and evaluation efforts to the Washoe Tribe for a 30-day review period.

4. After review by the Washoe Tribe, Carson City shall submit reports resulting from identification and evaluation efforts, as well as any comments from the Washoe Tribe, to the SHPO for a 30-day review period.
5. If the Washoe Tribe, SHPO, or other interested person fails to respond to Carson City within 30 days of their receipt of a report, Carson City shall presume concurrence with the findings and recommendations as detailed in the submission and proceed accordingly.
6. Reporting requirements and timeframes for treatment efforts are described in Stipulation V of this PA.

IX. OTHER CONSIDERATIONS

- A. Carson City shall direct all of its personnel, and all the personnel of its contractors and subcontractors, not to engage in the illegal collection of historic and prehistoric materials. Pursuant to NRS 383.435, Carson City shall ensure that any a person who knowingly and willfully removes, mutilates, defaces, excavates, injures or destroys a historic or prehistoric site or resource on land in the undertaking APE or who receives, traffics in or sells cultural property appropriated from land in the undertaking APE without a valid permit will be prosecuted to the fullest extent of the law.
- B. Carson City shall ensure that human remains, and artifacts directly associated with burials, encountered on the conveyed lands are treated with the respect due such materials. Carson City, in consultation with SHPO, shall ensure that all human remains and associated artifacts found on the conveyed lands will be handled according to the provisions of NRS 383.
- C. Carson City agrees to maintain the confidentiality of locational and other cultural resource information for the lands covered under this PA, and to design and implement procedures to ensure that such information is made available only to personnel with a need to know the information in order to design or conduct operations in a manner to avoid disturbance to known cultural resources. Carson City shall keep cultural resources information in a secure location with access limited to necessary authorized representatives. Cultural resource information obtained by Carson City under this PA will not be used for any purpose other than compliance with this PA and applicable laws. Any other use of this information by Carson City, such as for educational or interpretive uses, must be done in consultation with SHPO.
- D. Information on the location and nature of cultural resources, and information considered proprietary by the Tribe, will be held confidential by Carson City to the extent provided by Federal and state law.

- E. Materials collected in the course of archaeological investigation and treatment on conveyed lands will be donated to the NSM. Carson City, or their contractor, shall maintain a curation agreement with the NSM in order to meet this obligation.

X. DISPUTE RESOLUTION

If any Signatory, Concurring Party, or other consulting party (as defined at 36 CFR § 800.2) objects in writing to any activity proposed pursuant to the terms of this PA, the Signatories and Concurring Party shall consult to resolve the issue within 30 days of receiving such objection.

If initial consultation to resolve the issue is not successful, the matter shall be directed to the Authorized Officers for the Parties (Carson City Mayor, BLM Carson City District Manager, State Historic Preservation Officer, and Washoe Tribe Chairman), who shall consult to resolve the issue.

If the Parties cannot resolve the issue, the BLM Nevada State Director shall have the authority to make the final decision in such a dispute resolution.

Carson City may continue all actions under this PA that are not in dispute.

XI. AMENDMENT

Any Signatory to this PA may request that this PA be amended, whereupon the Signatories will consult to consider such amendment. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP.

XII. TERMINATION

Any Signatory to this PA may terminate the PA by providing 30 days advance written notice with cause to the other Signatories, provided that the Signatories will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

Pursuant to OPLMA (Section 2601.b.5), if BLM or the Department of Interior determines that the land conveyed has been used in a manner that is inconsistent with the uses described in OPLMA (undeveloped open space, natural areas, fuels reduction, low impact recreation, existing improvement maintenance, customary agricultural practices, and other public purposes as described in OPLMA) or the SNPLMA grant, this PA will automatically terminate within 30 days of BLM notification to all Signatories and Concurring Parties.

EXECUTION of this PA and implementation of its terms evidence that the BLM has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT

Date 8/28/12

Christopher McAlear, District Manager, Carson City District Office

NEVADA STATE HISTORIC PRESERVATION OFFICER

Date 9/11/12

Ronald M. James, State Historic Preservation Officer

CONSOLIDATED MUNICIPALITY OF CARSON CITY

Date 1/7/12-12

Robert L. Crowell, Mayor

Date 9/6/12

Lawrence A. Werner, City Manager

CONCURRING PARTY:

WASHOE TRIBE OF NEVADA AND CALIFORNIA

Date 9/24/12

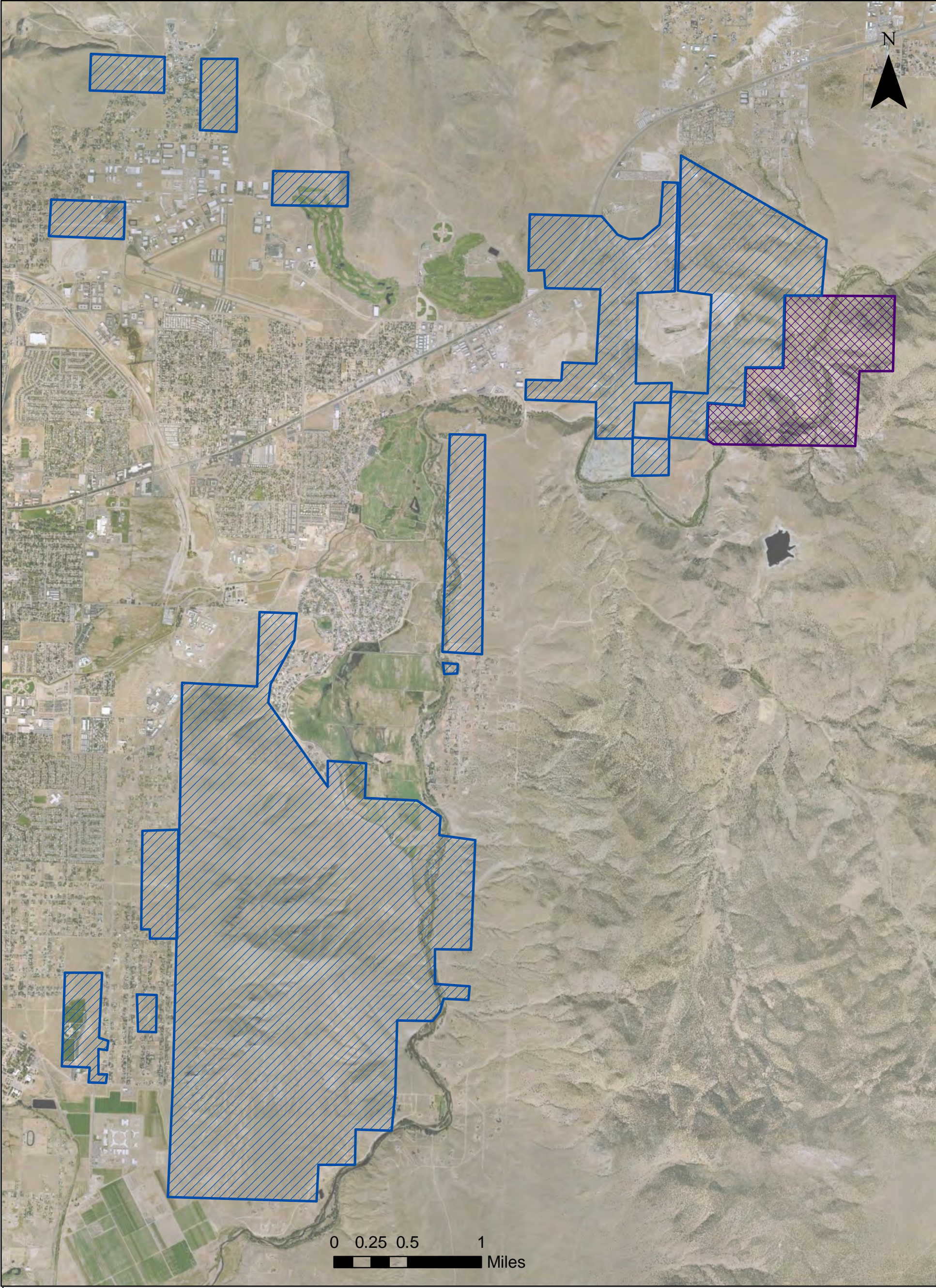
Wanda Batchelor, Chairwoman

**APPENDIX A: CONSERVATION EASEMENT FOR THE SILVER SADDLE RANCH
AND CARSON RIVER AREA**

Programmatic Agreement Regarding The Conveyance To Carson City, Nevada of 5,452 Acres Of Public Lands
As Mandated By The Omnibus Public Land Management Act of 2009
and 489 Acres of Private Property

APPENDIX B: MAP SET SHOWING AREA OF POTENTIAL EFFECT

Programmatic Agreement Regarding The Conveyance To Carson City, Nevada of 5,452 Acres Of Public Lands
As Mandated By The Omnibus Public Land Management Act of 2009
and 489 Acres of Private Property



Area of Potential Effect for OPLMA Conveyances to Carson City and SNPLMA-funded Bently Property (APN 010-011-24 and 010-011-25) Conveyance

1:40,000 scale

Map based on Bing Maps aerial imagery licensed service provided by ESRI





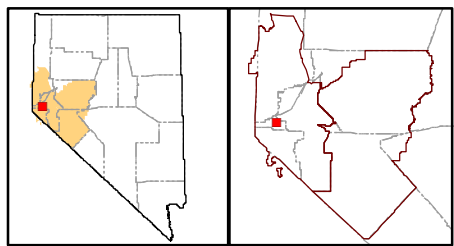
United States Department of the Interior
 Bureau of Land Management
 Carson City District Office
 5665 Morgan Mill Rd.
 Carson City, NV. 89701
 (775) 885-6000

Map Produced by:
 5/2/2012RGC

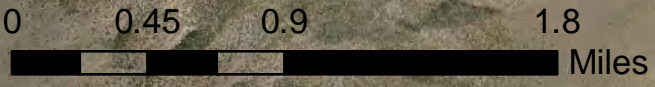
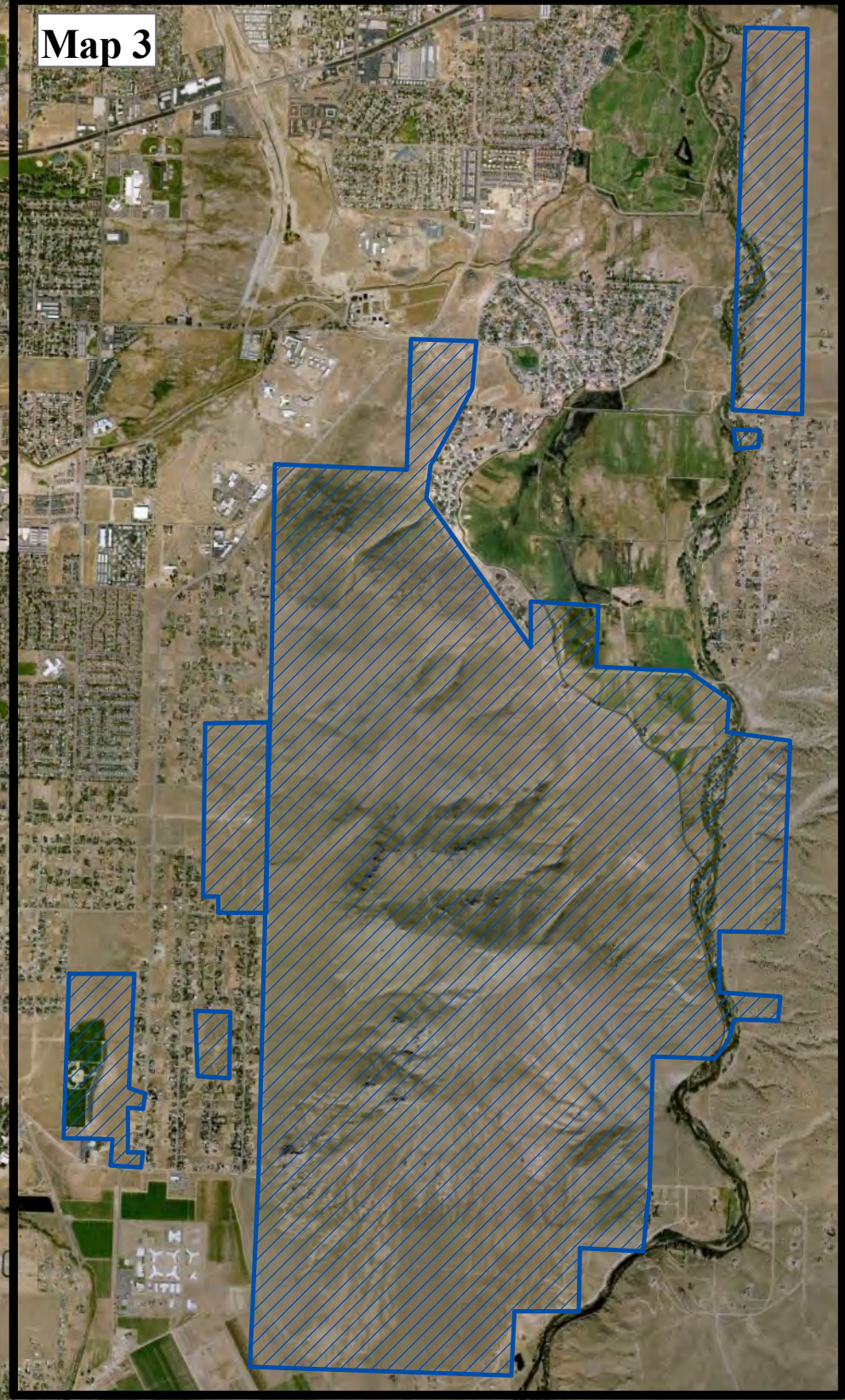
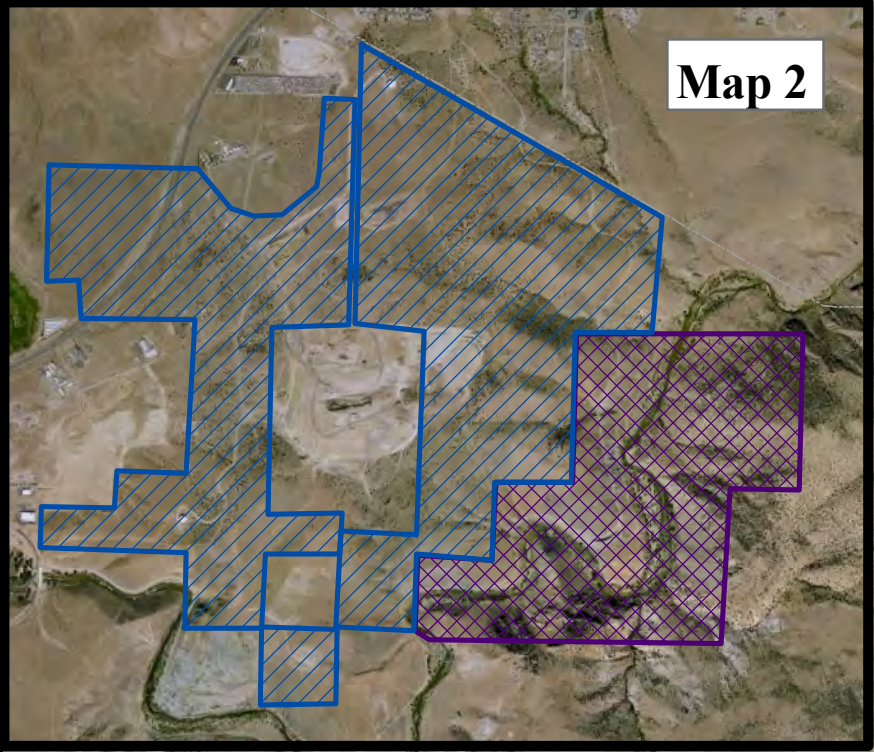
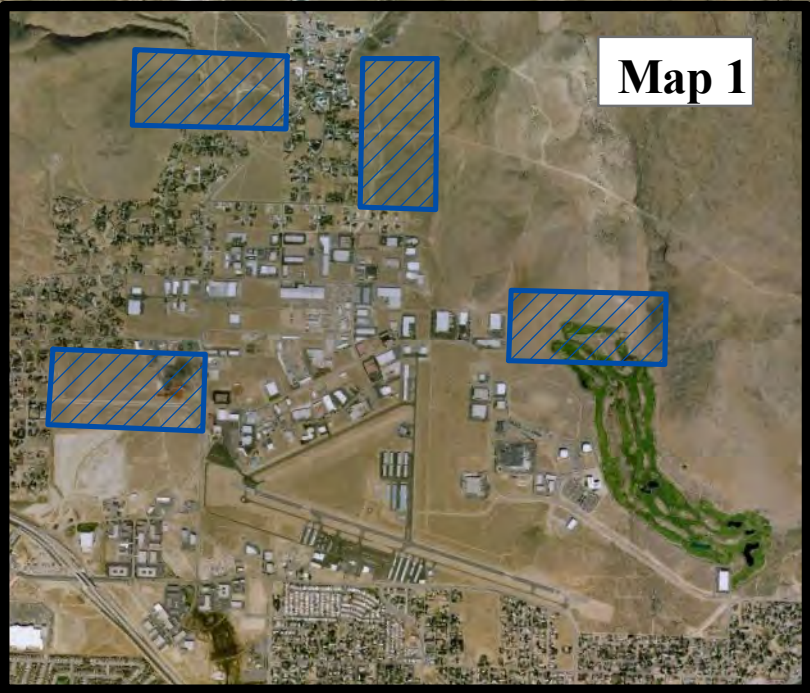
No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

Legend

-  OPLMA Conveyance Lands
-  Bently Property APN 010-011-24 and 010-011-25



Key to 1:24,000-scale Maps



Area of Potential Effect for OPLMA Conveyances to Carson City and SNPLMA-funded Bently Property (APN 010-011-24 and 010-011-25) Conveyance

Key to detail maps
1:40,000 scale

Map based on Bing Maps aerial imagery licensed service provided by ESRI



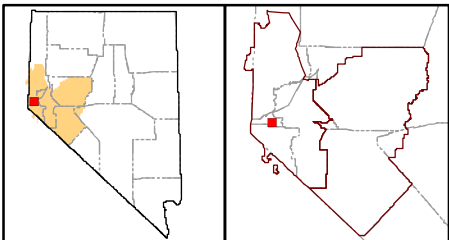
United States Department of the Interior
Bureau of Land Management
Carson City District Office
5665 Morgan Mill Rd.
Carson City, NV. 89701
(775) 885-6000

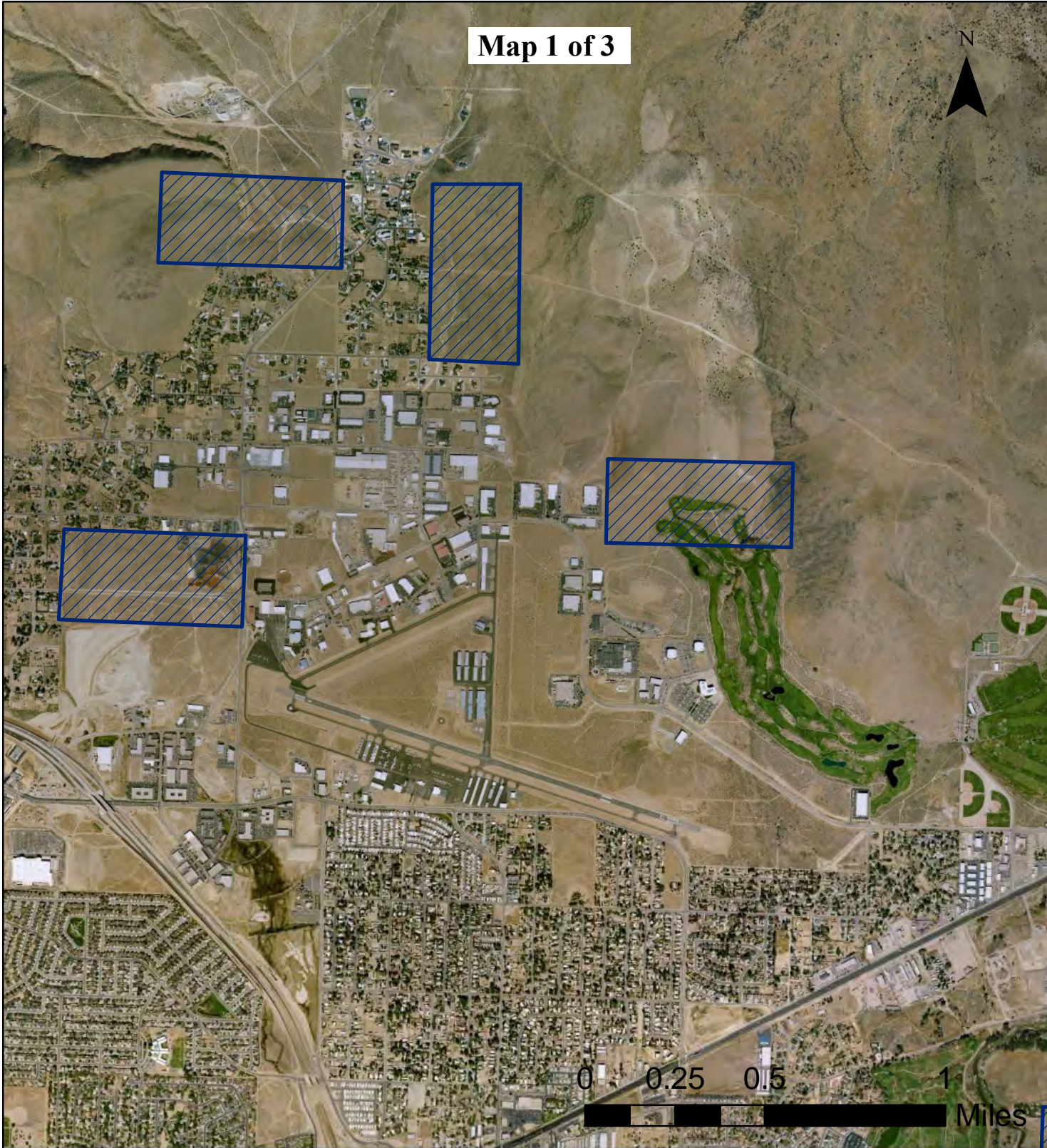
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5/02/2012RGC

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

Legend

- OPLMA Conveyance Lands
- Bently Property APN 010-011-24 and 010-011-25





Detail Map 1 of 3
Area of Potential Effect

1:24,000 scale

Based on Bing Maps aerial image licensed service provided by ESRI





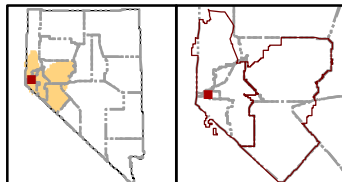
United States Department of the Interior
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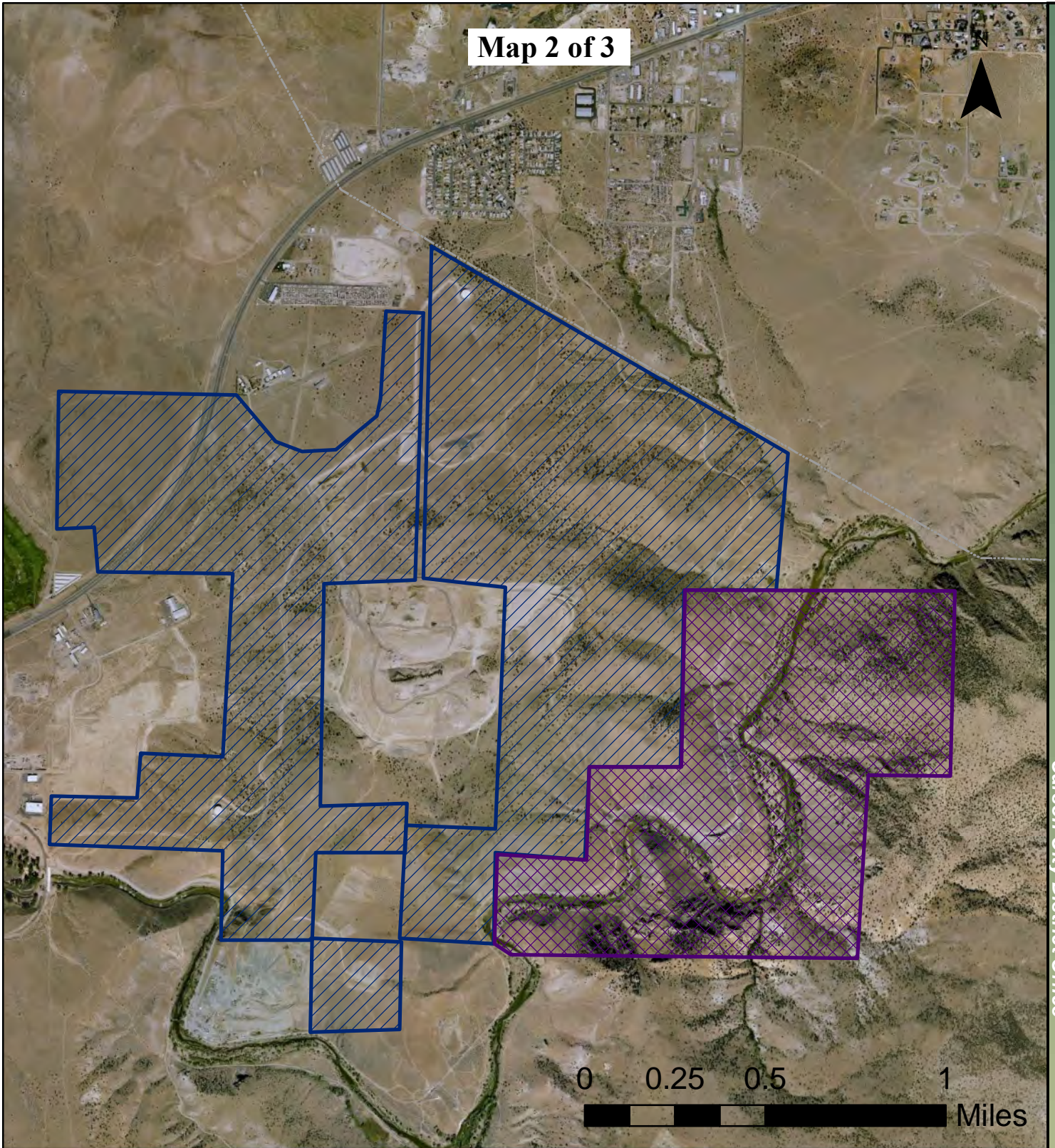
Map Produced by:
5/02/2012RGC

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

Legend

-  Bently Property APN 010-011-24 and 010-011-25
-  OPLMA Conveyance Lands





Detail Map 2 of 3
Area of Potential Effect

1:24,000 scale

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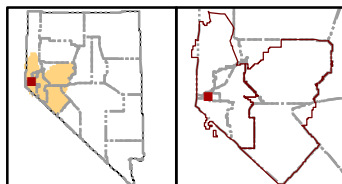
United States Department of the Interior
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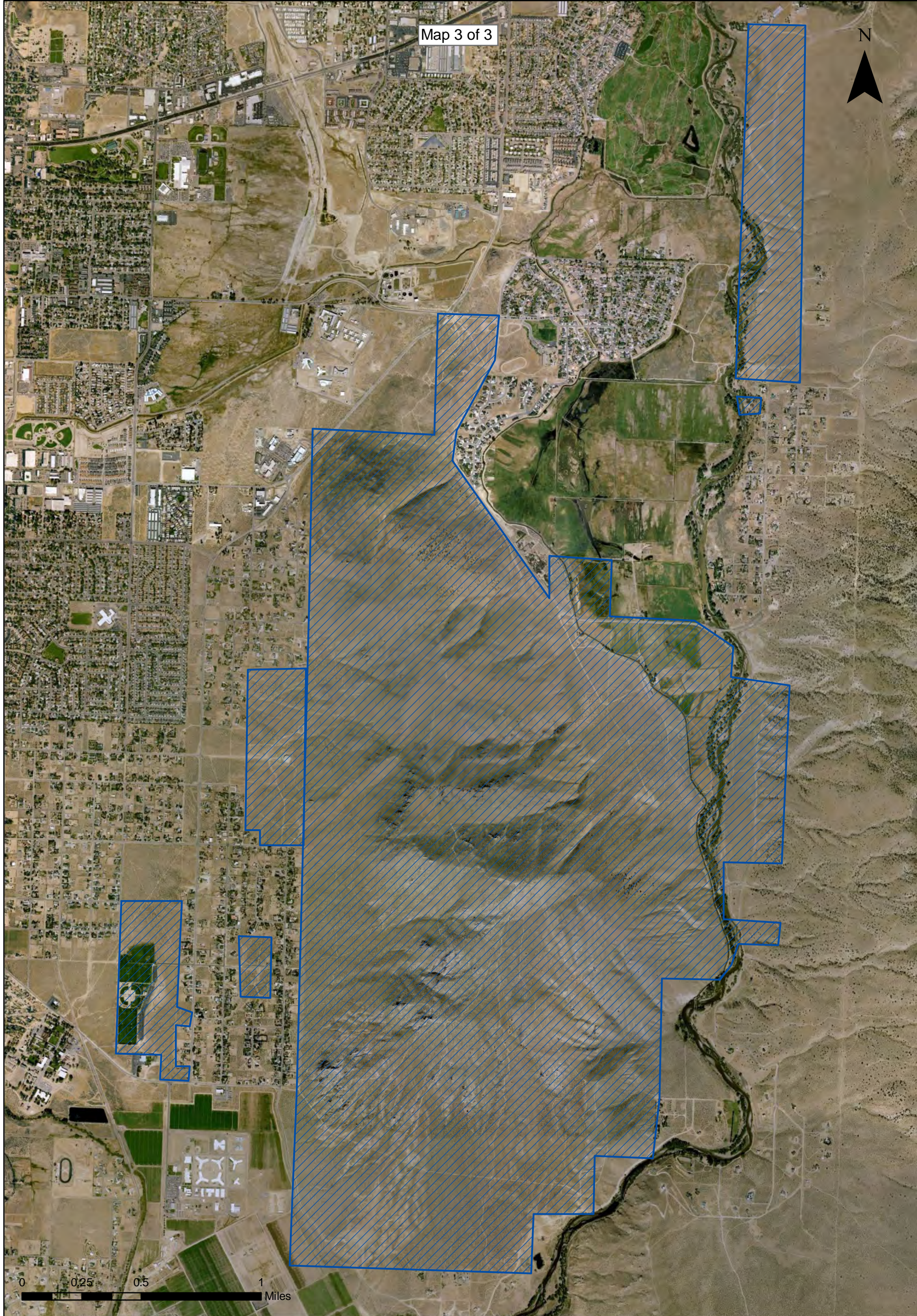
Map Produced by:
5/02/2012RGC

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

Legend

-  Bently Property APN 010-011-24 and 010-011-25
-  OPLMA Conveyance Lands






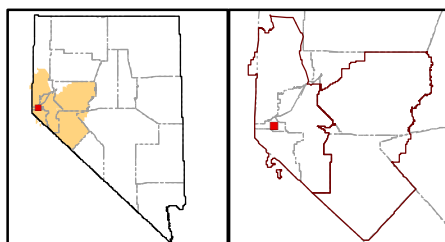
Detail Map 3 of 3
Area of Potential Effect

1:24,000 scale

Map based on Bing Maps aerial imagery licensed service provided by ESRI

Legend
 OPLMA Conveyance Lands

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.



United States Department of the Interior
Bureau of Land Management
Carson City District Office
5665 Morgan Mill Rd.
Carson City, NV. 89701
(775) 885-6000

Map Produced by:
5/02/2012RGC

APPENDIX C: KNOWN HISTORIC PROPERTIES WITHIN THE APE

Programmatic Agreement Regarding The Conveyance To Carson City, Nevada of 5,452 Acres Of Public Lands
As Mandated By The Omnibus Public Land Management Act of 2009
and 489 Acres of Private Property

APPENDIX D: PROCEDURES FOR SEEKING AND CONSIDERING WASHOE TRIBAL INPUT

I. Identification of Parties

Consultation on the Undertaking was initiated in May 2011. Parties for consultation were identified by a cultural resources specialist (CRS) from the BLM Sierra Front Field Office of the Carson City District who had experience with tribal consultation in the area. A letter describing the Undertaking, the NHPA Section 106 process, and the PA was sent to the Washoe Tribe of Nevada and California, the federally recognized tribe with cultural and natural resource interests in the Carson City area. The letter formally invited the Washoe Tribe to participate in the development of the PA as a consulting party.

At a follow-up consultation meeting between the Tribal Historic Preservation Officer (THPO) and a BLM CRS, a map of the conveyance lands was provided and details of the lands conveyance were discussed, as well the fact that the Washoe Tribe could choose to participate and sign as a Concurring Party to the PA.

Carson City shall seek additional tribal input for implementation of future actions on the conveyed lands over the life of this PA in accord with its stipulations.

II. Methods for seeking input from the Washoe Tribe

The methods of the City contacting, communicating, and coordinating with the Washoe Tribe will include letters, emails, telephone calls, and face-to-face meetings, as appropriate and necessary to afford the Washoe Tribe the opportunity to provide input.

A. Letter Contact

As early as possible in the planning process, Carson City's Authorized Officer or designee shall prepare a letter to the Washoe Tribe explaining the proposed project. The letter will be prepared to ensure that Washoe Tribe is part of the initial contact and scoping process. This letter will be signed by Carson City's Authorized Officer.

The letter will explain the proposed activity in sufficient detail to allow the Washoe Tribe to determine its level of interest, if any. The scope of work, a proposed schedule, and any significant activities, such as planned field visits or a decision date, will be included in the letter.

B. Follow-up Telephone Contact

Carson City's Authorized Officer or designee shall follow-up the initial letter with telephone contacts, beginning 10 business days after the letters have been mailed. Information from these telephone contacts will be documented in a telephone log format. This telephone log

will be kept up to date and will become part of the project record. Any follow-up action recommended by the Tribe will be noted. If a Signatory requests access to this log in writing, Carson City shall provide such access within 10 days of the request.

C. Planned Meetings

1. Carson City's Authorized Officer or designee shall meet with the Tribal Chairman and/or designated tribal representatives as soon as possible upon request of the Washoe Tribe in order to discuss the proposed project, a specific project phase, or related issues.
2. Meetings will take place at the appropriate Washoe Tribal office, in the field at the location of proposed activities, or at other mutually agreed-upon locations in order to minimize costs to tribal members and to facilitate participation.
3. Meeting dates will be coordinated with designated tribal points of contact at least 10 business days prior to the meeting date.
4. The meeting will be confirmed by a letter to the Tribal Chairman, with a copy furnished to the Tribal Historic Preservation Officer (THPO) or point of contact. The letter will include a purpose statement, a proposed agenda, and a list of Carson City attendees.
5. Meeting summaries will be prepared within five business days following the meeting and will be distributed to the Tribal Chairman and other appropriate parties in draft. Comments from these tribal representatives will be incorporated as appropriate before finalizing the notes. Carson City will distribute final meeting notes within 10 business days following distribution of the draft notes.

D. Concluding the Process

Carson City's Authorized Officer, in consultation with the SHPO, shall determine the appropriate point of closure of the process of seeking and considering tribal input regarding the proposed project. Carson City shall provide written documentation of this decision to the Tribal Chairman and representatives. If ongoing discussions are productive, Carson City and the Washoe Tribe will make that determination and outline the appropriate scope, level, and process for its continuance. This may include, but is not limited to, continued coordination between Washoe Tribe and Carson City staff, weekly project phase reporting, and participation of tribal monitors.

APPENDIX E: DISCOVERY AND UNANTICIPATED IMPACTS PROCEDURES

In the event that previously unknown cultural resources are discovered within the area of potential effects, or that known resources are directly or indirectly impacted in an unanticipated manner, the following actions, at a minimum, would be initiated by Carson City in consultation with the Signatories:

- I. All activities will halt in the immediate vicinity of the discovery and all actions will be directed away from an area at least 100 meters in all directions from the point of discovery.
 - A. Carson City's Authorized Officer will be notified immediately by the contractors or Carson City staff working on the project. Carson City shall ensure that a consulting archaeologist, or other qualified individual with the proper expertise for the suspected resource type, is on-site as soon as possible.
 - B. Carson City shall notify SHPO, the Washoe Tribe, and other consulting parties as appropriate, within one business day of being notified of the discovery or unanticipated impact, and consider their initial comments on the situation.
 - C. In the event that a consulting archaeologist or other qualified individual is not immediately available, Carson City is required to cover and/or otherwise protect the resource until such time that the appropriate parties can be present for inspection and/or evaluation.
- II. The consulting archaeologist, or other qualified individual, shall assess the resource upon arriving at the site of the discovery. This assessment shall include, at a minimum, the:
 - A. The nature of the resource (e.g., number and kinds of artifacts, presence/absence of features). This may require screening of already disturbed deposits, photographs of the discovery, and/or other necessary documentation.
 - B. The spatial extent of the resource. This may require additional subsurface testing, mapping or inspection, as is appropriate to the resource.
 - C. The nature of deposition/exposure. This may require interviews with construction personnel, other persons having knowledge concerning the resource or, in rare instances, the expansion of existing disturbances to establish the characteristics of the deposits.
- III. Discoveries and unanticipated impacts to known resources will be managed according to the provisions of this PA. After consultation with the appropriate parties, Carson City shall make a recommendation of eligibility, treatment, and effect. If necessary, Carson City, in consultation with the SHPO, BLM, and the Washoe Tribe, shall ensure that a treatment plan is prepared following the guidance provided in this PA.

- IV. Any items covered by NRS 383, *Protection of Indian Burial Sites*, encountered in a discovery, or unanticipated impact situation, will be handled according to Nevada state laws, as appropriate.
- V. All project activities in the area of the discovery will remain halted until Carson City documents that identification and treatment are complete and provides this record to all Signatories. The Signatories will have five business days to provide comment to Carson City.

Appendix C

NRCS Conservation Plan for Silver Saddle Ranch

Silver Saddle Ranch Grazing Plan



Introduction

The Silver Saddle Ranch is a publicly owned ranch. It is in an easement with BLM and Carson City. Carson City plans to take it completely over in the near future. It is situated next to the Carson River and receives irrigation water from the Mexican Ditch. It is one of the last operating lands in Carson City. It is the start of a chain of operating land and open space along this stretch of the Carson River. It is currently being leased to Michael H. Andersen who also has other lands he operates on. The ranch has approximately 80 acres of pastureland used by Michael H Andersen cows. There are 22 acres of non-irrigated agricultural land, 12 acres that are fenced off and considered wildlife areas where no grazing is currently allowed, and 25 acres at the mitigation wetlands on the north side of Carson River Road. He usually hays the pasture fields one time a year getting about 160 tons of hay. This is done between mid June and mid July. He follows the cutting with aftermath grazing in the fall/winter averaging 200 AUMs.

Goals and Objectives

Maintain the open space, green pasture aesthetics of an historical ranch by balancing the ranching operation with recreation needs and maintaining or improving wildlife habitat. These goals can be met through management of grazing animal distribution and grazing efficiency with additional fencing, water facilities, irrigation efficiency, and the implementation of a refined hay cutting and grazing system. The limiting grazing factor is water. If there is more water in the fall than more cattle can graze. Currently those areas labeled wildlife have no grazing or very little grazing. Planned grazing practices are being considered to help maintain the health and vigor of the vegetation in these areas.

Forage Resources

The pastures are cut for hay between June 15 and July 1. They are aftermath grazed through the fall and winter. Forage production data and hay production information were used to estimate animal unit months (AUM) and initial stocking rates. An animal unit (AU) is considered one mature cow of approximately 1000 pounds and a calf less than six months of age. The national Range and pasture handbook lists the forage requirement for an animal unit at 26 pounds oven-dry weight per day per animal unit or approximately 900 pounds of forage per month (USDA-NRCS 2003).

Forage in fields 2-5 consists of Orchard grass, clover and other native perennial grasses. Field 2 and 3 are the most productive and produce the best hay. Field 5 sometimes doesn't get hayed due to poor production. On the ground forage estimates were conducted in the summer of 2011 which was one of the best production years in a long while. Potential production was taken from the web soil survey as a max potential the land can produce if managed properly. Average production data and estimated carrying capacity for the pasture are displayed in Table 1 for cows. The existing calculations were based on actual values clipped from the field early summer 2011 before the first hay cutting. This year was an above average precipitation year. The clipped data ranged from a low end of 2496 lbs forage to a high end of 5772 lbs. We used the average of the information gathered. Harvest efficiency is the total percent of vegetation ingested by a grazing animal compared to the total amount of vegetation grown in the area in a given year. (Appendix C. Inventory Spreadsheet)

Forage resources in wildlife areas can be varied. Clipped data was close to what the potential production in the soil surveys indicated. Areas varied from high producing to lower producing. The lower producing areas had some weeds of concern. The higher producing areas had decedent vegetation starting to take over. Field 1 and 6 are wetter and are influenced by irrigation water. Field 7 doesn't get much additional water and varied in production, but was lower than what the potential was. It had some salt grass and dryer areas with some weeds. Field 8 has rabbit brush and sagebrush coming back in with most of the grass understory being cheatgrass. Cheatgrass production varies from year to year. Field 10 has a varied understory with trees, grass, and shrubs. It has a lot of debris from the trees that, if cleaned up, could improve production of understory herbaceous species and fuels load.

Table 1 – Animal Unit Months Pasture

Soils	Acres	Fields	Existing AU/Ac*	Potential AU/Ac*	Existing Production (lbs/ac) Plots	Potential Production (lbs/ac) Soil Survey	Existing AUM's	Potential AUM's
11,36	84.8	2,3,4, 5	2.2	3.3	4000 (10 Plots)	6000	187	280
Total							187	280

* Average Forage Production x 50% harvest efficiency ÷ 900 lbs forage for one AU = AU/AC

Table 2 – Animal Unit Months Wildlife/River Corridor

Soils	Acres	Fields	Potential AU/Ac*	Potential Production (lbs/ac) Soil Survey/Plot	Potential AUM's
11,36	26.8	1,6,	2.7	5000	72
	4.6	7	.9	1700	4
61	17.3	8	.4	800	7
57	15	10	.9	1700	14
Total	63.7				97

* Average Forage Production x 50% harvest efficiency ÷ 900 lbs forage for one AU = AU/AC

Grazing Management

Livestock

The current livestock herd consists of on average 40 cow/calf pairs with no more than 60 at one time. They graze the fields from late September through the first part of April. Hay is fed when it snows, usually December and January. They supplement with protein buckets and salts. Pasture 2 is grazed by itself if water can get into the ditches otherwise it is grazed with field 3, which has a trough. Pasture 4 and 5 are grazed together because Pasture 5 has a trough.

Recommended Grazing Management

The planned grazing schedule will allow for required growth of the key forage species and a logical rotation. Additional watering facilities in field 2 and 4 will improve grazing management by allowing for improved utilization and rotation management.

The estimated carrying capacity on the entire property is 187 AUMs divided by 6 months equates to approximately 31 animal units. The tables below predict how many animals can be in each pasture for a set amount of time before they should be moved or fed hay to allow for optimum vegetation re-growth. The stocking rate numbers by management unit in Table 2 assumes existing production. Table 3 displays the stocking rate numbers assuming potential production. Wildlife areas currently have limited grazing or none at all Table 3 also shows the potential for the wildlife areas. Table 4 shows more details on stocking rate by months instead of days.

**Table 2 – Existing Stocking Rate and Grazing Duration Pasture
(Based on a 30 day month and 50% harvest efficiency)**

Pasture	Acres	AUMs	Grazing Duration (AUM ÷ 40 (AU)* 30days) 40 Cows in pasture
2	16.7	37	28
3	19.9	44	33
4	22.3	49	37
5	25.9	57	43
Total	84.8	187	141 Days

**Table 3 – Potential Stocking Rate and Grazing Duration
(Based on a 30 day month and 50% harvest efficiency)**

Pasture	Acres	AUMs	Grazing Duration (AUM ÷ 40 (AU)* 30days) 40 Cows in pasture
2	16.7	55	41
3	19.9	66	50
4	22.3	74	55
5	25.9	85	64
Total	84.8	280	210 Days

Wildlife Areas	Acres	AUMs	Grazing Duration (AUM ÷ 40 (AU)* 30days) 40 Cows in pasture
1,6	26.8	72	54
7	4.6	4	3
8	17.3	7	5
10	15	14	10
	63.7	97	72 Days

Table 4 – Stocking Rate Pasture

Livestock	AC	AUMs	1 Month	3 Month	6 Month	9 Month	12 Month
Cattle	84.8	187	187	62	31	21	16

Vegetative growth is dependent on snowpack runoff and associated irrigation, growing degree days, and other variables and can be adjusted annually accordingly to prevent under or over-utilization of vegetation. It is recommended that a pasture grazed early one year will be grazed late the next year if grazing occurs during the growing season. Current grazing occurs towards the end of the growing season. Plants should not be grazed below 3 inch stubble. This will allow for optimum leaf surface area to start the next growing season. If grazing starts prior to the end of the growing season consideration needs to be made on when to start grazing and when to stop in accordance with forage growth patterns and livestock should be removed from the fields during irrigation for 2 to 3 days or until the soil is dry to prevent compaction.

By following these grazing recommendations along with the irrigation improvements an increase in pasture production, reduced soil compaction, and improved water holding capacity of the soils will increase your existing capacity.

Wildlife areas and grazing management

Intensive short duration grazing can help maintain a healthy stand of vegetation that helps keep habitat healthy and reduces the fuel loads. Grazing should occur in the late summer through the winter to prevent conflict during bird nesting season in the wildlife areas.

Other Management Considerations

Fertilization: Soil test should be done prior to fertilization. It can help improve pasture condition and optimum yields. When applying fertilizer managing the amount (Rate), source, placement (method of Application), and timing of plant nutrients, and soil amendments needs to be considered to prevent undue harm to the soil and water conditions on your property and the neighboring property.

Weed management: Can help improve pasture condition towards the optimum yields. When applying pesticides the work shall consist of furnishing appropriate materials, qualified labor, and adequate equipment to properly apply pesticides for the environmentally safe control and management of targeting pest species. All pesticides shall be applied according to the label and safely disposed of to prevent undue harm to the soil and water conditions on your property and the neighboring properties.

Irrigation Water Management: Can help improve pasture condition towards the optimum yields by properly determining and controlling the volume, frequency, and application rate of irrigation water in a planned and efficient manner. Proper irrigation should be coordinated with fertilizing and spraying to decrease non-point source pollution. Livestock should be removed during irrigation to prevent compaction. Following irrigation proper drying periods should be followed to optimize production. Proper management can help determine when water should be applied, amount, uniformity of application, capability to control delivery and to recognize when erosion problems form.

Monitoring

Monitoring is essential in determining whether current grazing practices and treatments are meeting the desired objectives. It is recommended that all monitoring points are not marked in a way that they attract livestock to the monitoring point. The following monitoring methods will provide the needed information to make informed management decisions.

1) Pasture Condition Scoring

Information should be gathered several times a year as follows: before livestock are placed in the pasture, at the peak of the forage supply, at the low forage supply, as plant stress appears, near the end to help decide when to move the livestock, going into the winter season, late winter and during thaws or wet periods. Monitoring will include observations of the plant species, cover, residue, diversity, and vigor, livestock concentration areas, uniformity of use, erosion areas, percent legume, and soil compaction. See attached document for details.

2) Photo Points

Permanent photo points should be established at key areas in all management units. Photos should be taken prior to and following any treatment or grazing. Photos should be taken in all four cardinal directions; if possible a distinctive distant landmark should be identifiable in all photos to aid in future comparison. Close-up photos should also be taken of the ground surface at the photo point prior to and following grazing in order to show degree of use. An object of known size should be present in all photos to show scale.

3) Grazing Use Records

Records of grazing use showing the dates and duration livestock use each field should be kept. These records may be kept on an ordinary calendar or a provided NRCS grazing record book.

4) Stubble Height

Stubble height of key plant species at the end of the grazing period indicates the net effect of grazing. Stubble can be useful for moisture retention and control of surface erosion.

5) Production

Production sampling should be done before and after an area has been treated (i.e. seeding or fertilizing) this information can be used to see how effective the treatment was and provide necessary information to adjust stocking rates.

Evaluation

Grazing management can be fine tuned through adaptive management. Adaptive management is the continual process of adjusting management based on a changing management situation as well as learning from the evaluation of monitoring data and research. It often involves management for the purpose of learning to improve future management.

Follow-up evaluation assistance will be provided by NRCS. A review will be conducted on the applied grazing management system. The monitoring data and observations of the trends will be reviewed for the plant community response, herd health, and performance. Adjustment to the grazing management strategies may be needed based on the evaluation.

Contingency Plan

In the event that drought reduces the available forage resources, it is imperative that there is a contingency plan to deal with these scenarios. The best time to make drought decisions is between last year's killing frost and this year's spring green up. Over grazing can cause drought like conditions even with average precipitation.

a) Drought/Insects:

In the event that available forage resources do not meet grazing animal requirements a combination of the following actions may need to be taken to minimize negative long term impacts.

- Identify critical conditions
- Dates: change duration and timing (following dry years grazing should be delayed 2-4 weeks to allow vegetation to replenish its resources and maximize production the rest of the year.)
- Reduce herd size
- Early weaning of calves
- Early marketing or yearlings
- Cull low-producing cows
- Supplemental feed
- Obtain additional grazing resources

<http://drought.unl.edu/ranchplan/Overview.aspx>: a guide to help with the planning.

References:

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USDA, Natural Resources Conservation Service. 2009. Nevada Prescribed Grazing (528) Conservation Practice Standard and Specification. U.S. Department of Agriculture, Reno State Office, Nevada.

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MINDEN SERVICE CENTER
 1702 COUNTY RD
 MINDEN, NV 89423-4460
 (775) 782-3661

TRINA JOHNSON
 SOIL CONSERVATIONIST

Conservation Plan

CITY OF CARSON
 3303 BUTTI WAY STE 9
 CARSON CITY, NV 89701

OBJECTIVE(S):
 Maintain the open space, green pasture aesthetics of a historic ranch by balancing the ranching operation needs with recreation needs and maintaining or improving wildlife habitat.

Silver Saddle Ranch is located adjacent to the Carson River with the Pinenut Mountains to the East and Prison Hill to the West. Currently it is being operated by a leasee who hays the pasture one time a year and aftermath grazes in the winter. This plan addresses current and potential resource concerns. Scheduled practices are priority concerns and the others will be scheduled as needed during this

Grazed Range

Tract: 4

Brush Management

Remove, reduce or manipulate brush species to achieve the desired plant community through mechanical and chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

Dust Control on Unpaved Roads and Surface

When necessary control direct particulate matter emissions produced by vehicle and machinery traffic or wind action from unpaved roads and other surfaces by applying a palliative on the surface or spray with water during high use events. This is currently not required by law but should be considered if wind erosion becomes a concern.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	5000 sq ft		As Needed		
9	1000 sq ft		As Needed		
Total:	6000 sq ft				

Fence

Construct/replace a fences as needed to protect water quality (Carson City watershed) and optimize operation efficiency for use as a barrier to wildlife, livestock, or people. A "Fencing Plan" will be provided specifying the type of fencing materials and installation specifications.

Operation and Maintenance:

Inspect the fences on a regular basis. Inspect fences after storm events. Maintenance and repairs will be performed in a timely manner as needed.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	3700 ft	11	2020		
Total:	3700 ft				

Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. Spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.)

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	5	Yearly		
Total:	17.3 ac				

Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	5	Yearly		
Total:	17.3 ac				

Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along the irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity and vigor.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	1900 ft	11	2020		
Total:	1900 ft				

Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
9	178 ac	11	2020		
Total:	195.3 ac				

Prescribed Grazing

Graze at an intensity which will maintain enough vegetative cover to protect the soil and maintain or improve the quantity and quality of desirable vegetation. This land will be managed so that not more than 65% of the current season growth on the major forage species is removed each grazing season. Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager. Please refer to specific details for your land in the attached forms NV-CPA-528, Prescribed Grazing (528) Conservation Practice Documentation Worksheet, NV-ECS-15 Grazing Schedule Worksheet, and NV-ECS-414 Proper Grazing Use Record and the prescribed grazing plan.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

Range Planting

Establish adapted perennial vegetation to restore a plant community similar to historic climax or establish the desired plant community based on land manager's objectives and to prevent undesirable plant species from establishing.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
9	178 ac	11	2020		
Total:	195.3 ac				

Trails and Walkways

Develop and maintain pathway for pedestrian, equestrian, and/or cycle travel to provide recreation travel routes.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	4200 ft	11	2020		
9	14000 ft	11	2020		
Total:	18200 ft				

Tree/Shrub Establishment

Establish woody plants for the planned purpose. Please refer to specific details for your land in the attached form NV-CPA-612, Tree and Shrub Establishment (609) Conservation Practice Documentation Worksheet.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	5	2020		
Total:	17.3 ac				

Upland Wildlife Habitat Management

Where appropriate create, maintain or enhance area(s) to provide upland wildlife food and cover.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	17.3 ac	11	2020		
Total:	17.3 ac				

Watering Facility

When necessary install/replace a water drinking facility for livestock and/or wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
8	1 no	11	2020		
Total:	1 no				

Headquarters

Tract: 4

Brush Management

Remove, reduce or manipulate brush species to achieve the desired plant community through mechanical and chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	11	2020		
Total:	4 ac				

Dust Control on Unpaved Roads and Surface

When necessary control direct particulate matter emissions produced by vehicle and machinery traffic or wind action from unpaved roads and other surfaces by applying a palliative on the surface or spray with water during high use events. This is currently not required by law but should be considered if

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	6100 sq ft		As needed		
Total:	6100 sq ft				

Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	5	Yearly		
Total:	4 ac				

Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	5	Yearly		
Total:	4 ac				

Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along the irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	1 ft	11	2020		
Total:	1 ft				

Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	11	2020		
Total:	4 ac				

Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	11	2020		
Total:	4 ac				

Trails and Walkways

Develop and maintain pathway for pedestrian, equestrian, and/or cycle travel to provide recreation travel routes.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	1 ft	11	2020		
Total:	1 ft				

Tree/Shrub Establishment

Establish woody plants for the planned purpose of improving wildlife habitat and recreation aesthetics.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	4 ac	5	2020		
Total:	4 ac				

Well Water Testing

Test for physical, biological and chemical characteristics of well water to ensure water quality for livestock and human health.

Field	Planned Amount	Month	Year	Applied Amount	Date
HQ	1 no	11	2020y		
Total:	1 no				

Pasture

Tract: 4

Brush Management

When necessary remove, reduce or manipulate brush species to achieve the desired plant community around the field edges through mechanical and or chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

Fence

Construct/replace a fence as needed to protect water quality (Carson City watershed) and optimize operation efficiency for use as a barrier to wildlife, livestock, or people. A "Fencing Plan" will be provided specifying the type of fencing materials and installation specifications.

Operation and Maintenance:

Inspect the fences on a regular basis. Inspect fences after storm events. Maintenance and repairs will be performed in a timely manner as needed.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	4400 ft	11	2020		
3	4600 ft	11	2020		
4	4000 ft	11	2020		
5	4600 ft	11	2014/2020		
Total:	17600 ft				

Forage and Biomass Planting

When necessary establish forage species for grazing or mechanical harvest. Fields will be planted following the preparation of an adequate seedbed. Fields will be planted to an adapted species to be determined by the soil, moisture, and management requirements. It may be necessary to develop a weed management program to insure adequate stand. Pasture mixture should contain at least one grass and one legume.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	9	2020		
3	19.9 ac	9	2020		
4	22.3 ac	9	2020		
5	25.9 ac	9	2020		
Total:	84.8 ac				

Forage Harvest Management

Cutting and removal of forages from the field as hay, greenchop, of ensilage. Please refer to specific details for your land in the attached form NV-CPA-511, Forage Harvest Management (511) Conservation Practice Documentation Worksheet. Cutting occurs one time a year on this pasture system.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	9	2020		
3	19.9 ac	9	2020		
4	22.3 ac	9	2020		
5	25.9 ac	9	2020		
Total:	84.8 ac				

Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	5	Yearly		
3	19.9 ac	5	Yearly		
4	22.3 ac	5	Yearly		
5	25.9 ac	5	Yearly		
Total:	84.8 ac				

Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	5	Yearly		
3	19.9 ac	5	Yearly		
4	22.3 ac	5	Yearly		
5	25.9 ac	5	Yearly		
Total:	84.8 ac				

Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along the irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity and health.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1200 ft	11	Yearly		
3	1200 ft	11	Yearly		
4	2100 ft	11	Yearly		
5	2400 ft	11	Yearly		
Total:	6900 ft				

Irrigation System, Surface and Subsurface

Maintain an irrigation system for efficient distribution of irrigation water by surface or subsurface means. Clean annually to assure even irrigation water distribution. Water-control structures will be installed to provide efficient distribution of irrigation water. Irrigation water comes from the Mexican

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	6	Yearly		
3	19.9 ac	6	Yearly		
4	22.3 ac	6	Yearly		
5	25.9 ac	6	Yearly		
Total:	84.8 ac				

Irrigation Water Management

Control the rate, amount and timing of irrigation water to minimize soil erosion and control water loss from runoff and deep percolation. The water will be managed to meet the needs of the crop being grown and according to the moisture holding capacity of the soil. The amount and timing of water application will be managed to prevent over irrigation, excessive runoff, erosion, and/ or puddling of the soil surface. See attached documents for specific irrigation recommendations. Water will be applied to these fields at a rate and in such a manner that the crops can use it in an efficient manner.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	6	Yearly		
3	19.9 ac	6	Yearly		
4	22.3 ac	6	Yearly		
5	25.9 ac	6	Yearly		
Total:	84.8 ac				

Nutrient Management

Manage the amount, form, placement and timing of plant nutrient application. Follow soil tests for the proper application rates, timing, and methods of application to provide needed crop nutrients and to minimize the movement of nutrients to ground and surface water.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	6	2020		
3	19.9 ac	6	2020		
4	22.3 ac	6	2020		
5	25.9 ac	6	2020		
Total:	84.8 ac				

Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

Prescribed Grazing

Graze at an intensity which will maintain enough vegetative cover to protect the soil and maintain or improve the quantity and quality of desirable vegetation. This land will be managed so that not more than 65% of the current season growth on the major forage species is removed each grazing season. Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager. Please refer to specific details for your land in the attached forms NV-CPA-528, Prescribed Grazing (528) Conservation Practice Documentation Worksheet, NV-ECS-15 Grazing Schedule Worksheet, and NV-ECS-414 Proper Grazing Use Record and prescribed grazing plan.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	Yearly		
3	19.9 ac	11	Yearly		
4	22.3 ac	11	Yearly		
5	25.9 ac	11	Yearly		
Total:	84.8 ac				

Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

Structure for Water Control

A structure for water control will be installed for the purpose(s) of controlling the movement of irrigation water. The planned structures include but aren't limited to the following: concrete cross check structures, outlet pipes, culverts, diversion box, pipe. When function/ life expectancy has expired structures should be replaced. The current lease holder plans to use wood boards however metal gates are a possibility. An engineering plan with construction specifications will be provided for the installation of the structure for water control.

Operation and Maintenance:

Inspect structures. Checked for debris, removal after major storms and at least semi-annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	10 no	11	2013		
3	8 no	11	2013		
4	13 no	11	2013		
5	11 no	11	2013		
Total:	42 no				

Upland Wildlife Habitat Management

Where appropriate create, maintain or enhance area(s) to provide upland wildlife food and cover.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	16.7 ac	11	2020		
3	19.9 ac	11	2020		
4	22.3 ac	11	2020		
5	25.9 ac	11	2020		
Total:	84.8 ac				

Watering Facility

When necessary install/replace a water drinking facility for livestock and/or wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1 no	11	2020		
3	1 no	11	2020		
4	1 no	11	2020		
5	1 no	11	2020		
Total:	4 no				

Well Water Testing

Test for physical, biological and chemical characteristics of well water to ensure water quality for livestock and human health.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	1 no	11	2020		
3	1 no	11	2020		
4	1 no	11	2020		
5	1 no	11	2020		
Total:	4 no				

Wildlife

Tract: 4

Brush Management

When necessary remove, reduce or manipulate brush species to achieve the desired plant community around the field edges through mechanical and or chemical means.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
7	4.6 ac	11	2020		
10	1.6 ac	11	2020		
Total:	31.4 ac				

Clearing and Snagging

Remove snags, drifts and other obstructions to improve Fuels, habitat and channel flow capacity.

Field	Planned Amount	Month	Year	Applied Amount	Date
10	3700 ft	11	2020		
Total:	3700 ft				

Fence

Construct/replace a fence as needed to protect water quality (Carson City watershed) and optimize operation efficiency for use as a barrier to wildlife, livestock, or people. A "Fencing Plan" will be provided specifying the type of fencing materials and installation specifications.

Operation and Maintenance:

Inspect the fences on a regular basis. Inspect fences after storm events. Maintenance and repairs will be performed in a timely manner as needed.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	4500 ft	11	2020		
6	1450 ft	11	2020		
7	2300 ft	11	2020		
10	3700 ft	11	2020		
Total:	11950 ft				

Herbaceous Weed Control

Remove or control of herbaceous weeds including invasive, noxious or prohibited plants through mechanical and or chemical means. spot spray as needed. (County is currently spraying, Land manager needs to monitor to make sure weeds are being addressed annually.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	5	Yearly		
6	1.6 ac	5	Yearly		
7	4.6 ac	5	Yearly		
10	25.2 ac	5	Yearly		
Total:	49 ac				

Integrated Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources. A "Pest Management Component" for this practice will be provided detailing the pest management activities for your operation. Regularly scout for weeds.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	5	Yearly		
6	1.6 ac	5	Yearly		
7	4.6 ac	5	Yearly		
10	4.6 ac	5	Yearly		
Total:	36 ac				

Irrigation Field Ditch

Maintain a permanent irrigation ditch to convey water from the source of supply to a fields along an irrigation delivery system and or to wildlife wetland areas. Yearly maintenance should be conducted to maintain optimum ditch function. Field 8 currently doesn't have water rights. Should rights be obtained an irrigation system will be needed to enhance vegetative productivity and vigor.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	6100 ft	11	Yearly		
6	700 ft	11	Yearly		
7	800 ft	11	Yearly		
Total:	7600 ft				

Irrigation System, Surface and Subsurface

Maintain an irrigation system for efficient distribution of irrigation water by surface or subsurface means. Clean annually to assure even irrigation water distribution. Water-control structures will be installed to provide efficient distribution of irrigation water. Irrigation water comes from the Mexican ditch.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	6	Yearly		
7	4.6 ac	6	Yearly		
Total:	29.8 ac				

Irrigation Water Management

Control the rate, amount and timing of irrigation water to minimize soil erosion and control water loss from runoff and deep percolation. The water will be managed to meet the needs of the crop being grown and according to the moisture holding capacity of the soil. The amount and timing of water application will be managed to prevent over irrigation, excessive runoff, erosion, and/ or puddling of the soil surface. See attached documents for specific irrigation recommendations. Water will be applied to these fields at a rate and in such a manner that the crops can use it in an efficient manner.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	6	Yearly		
7	4.6 ac	6	Yearly		
Total:	29.8 ac				

Obstruction Removal

Safely remove and dispose of unwanted obstructions and other material to facilitate application of conservation practices or planned land use.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
6	25.2 ac	11	2020		
7	4.6 ac	11	2020		
10	25.2 ac	11	2020		
Total:	49 ac				

Prescribed Grazing

Graze at an intensity which will maintain enough vegetative cover to protect the soil and maintain or improve the quantity and quality of desirable vegetation. This land will be managed so that not more than 65% of the current season growth on the major forage species is removed each grazing season. Grazing will be managed according to a schedule that meets the needs of the soil, water, air, plant and animal resources and the objectives of the resource manager. Please refer to specific details for your land in the attached forms NV-CPA-528, Prescribed Grazing (528) Conservation Practice Documentation Worksheet, NV-ECS-15 Grazing Schedule Worksheet, and NV-ECS-414 Proper Grazing Use Record and the prescribed grazing plan.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	Yearly		
6	1.6 ac	11	Yearly		
7	4.6 ac	11	Yearly		
10	4.6 ac	11	Yearly		
Total:	36 ac				

Recreation Area Improvement

When necessary improve recreation use by establishing desirable vegetation, selectively removing undesirable vegetation and trimming woody plants.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	2000 ac	11	2020		
6	1.6 ac	11	2020		
7	4.6 ac	11	2020		
10	25.2 ac	11	2020		
Total:	49 ac				

Riparian Forest Buffer

A riparian forest buffer will be maintained along the river corridor.

Operation and Maintenance:

Inspect the riparian forest buffer periodically and protect from adverse impacts such as excessive vehicular and pedestrian traffic, pest infestations, concentrated flows, pesticides, livestock or wildlife damage and fire.

Replace dead trees or shrubs, and control of undesirable vegetative competition will be continued until the buffer is, or will progress to, a fully functional condition.

Field	Planned Amount	Month	Year	Applied Amount	Date
10	17.6 ac	11	2020		
Total:	17.6 ac				

Structure for Water Control

A structure for water control will be installed for the purpose(s) of controlling the movement of irrigation water. The planned structures include but aren't limited to the following: concrete cross check structures, outlet pipes, culverts, diversion box, pipe. When function/ life expectancy has expired structures should be replaced. The current lease holder plans to use wood boards however metal gates are a possibility. An engineering plan with construction specifications will be provided for the installation of the structure for water control.

Operation and Maintenance:

Inspect structures. Checked for debris, removal (if necessary) after major storms and at least semi-

Field	Planned Amount	Month	Year	Applied Amount	Date
1	5 no	11	2020		
7	2 no	11	2020		
Total:	7 no				

Trails and Walkways

Develop and maintain pathway for pedestrian, equestrian, and/or cycle travel to provide recreation travel routes.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	2000 ft	11	2020		
7	1300 ft	11	2020		
10	3500 ft	11	2020		
Total:	6800 ft				

Tree/Shrub Establishment

Establish woody plants for the planned purpose of improving wildlife habitat and recreation aesthetics.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
6	1.6 ac	11	2020		
7	4.6 ac	11	2020		
10	25.2 ac	11	2020		
Total:	49 ac				

Upland Wildlife Habitat Management

Where appropriate create, maintain or enhance area(s) to provide upland wildlife food and cover.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	25.2 ac	11	2020		
7	4.6 ac	11	2020		
10	3700 ac	11	2020		
Total:	47.4 ac				

Watering Facility

When necessary install/replace a water drinking facility for livestock and/or wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	1 no	11	2020		
7	1 no	11	2020		
Total:	2 no				

Wetland Wildlife Habitat Management

Where appropriate retain, create, or manage wetland habitat for water fowl, fur bearers, or other wildlife.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	1.6 ac	11	2020		
6	1.6 ac	11	2020		
Total:	3.2 ac				

CERTIFICATION OF PARTICIPANTS

CITY OF CARSON DATE

CERTIFICATION OF:

SOIL CONSERVATIONIST

TRINA JOHNSON DATE

CONSERVATION DISTRICT

CARSON VALLEY CONSERVATION DATE

PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

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Appendix D

Silver Saddle Ranch Facilities and Assets

Silver Saddle Ranch Facilities and Assets

Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
Water System	1980	\$34,802.00	n/a	Centrifugal automatic potable water system to the white house- do deficiencies noted
Pumphouse - Whitehouse	1960	\$2,080.00	25 Sq Ft	This is a pump house associated with the White House area. Has structural, roof, electrical and mechanical systems. There are no deficiencies associated with the electrical and mechanical. There are minor issues with the roof and structural components
Maintenance Shed (1)	1960	\$116,306.00	450 Sq Ft	An older Quonset Hut storage building with a curved metal roof. There are no mechanical systems associated with this asset. The shed has an electrical system with no deficiencies noted. There were no roof deficiencies noted at the time of inspection. The structural components have minor deficiencies
Maintenance Shed (2)	1970	\$297,227.00	1,155 Sq Ft	Building has structural, roof and electrical systems. There are not mechanical systems. There are no electrical deficiencies at this time. Roof has reached end of useful life.. Structural deficiencies include weathered exterior paint
Maintenance Shed (3)	1970	\$311,960.00	1207 Sq Ft	Building has structural roof and electrical systems. There are no electrical deficiencies at this time. Roof deficiencies include a damaged roof. Structural deficiencies include weathered exterior paint
CMU Utility Building (1)	1970	\$1,664.00	20 Sq Ft	Utility support building for the site. Consists of structural, roof, and electrical systems. There are no mechanical systems associated with this building. Structural deficiencies include rotted roof trim and weathered paint
CMU Utility Building (2)	1970	\$1,248.00	15 Sq Ft	Utility support building for the site. Consists of structural, roof, and electrical systems. There are no mechanical systems associated with this building. Structural deficiencies include rotted trim and weathered paint
Secondary House (2)	1935	\$55,594.00	668 Sq Ft	A combination of uses. It consists of the foremans house/office, carport, and storage/shops. This building has structural, roof and electrical systems. There are no mechanical systems. There were no electrical deficiencies noted at the time of inspection. Roof deficiencies include aged, weathered and missing shingles. Structural deficiencies include weathered exterior paint.

Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
Shed-Cellar (3)	1940	\$290,949.00	1,750 Sq Ft	
Vehicle Storage Shed (4)	1990	\$407,329.00	2,450 Sq Ft	
Hay Shed (5)	1980	\$734,191.00	4,416 Sq Ft	
Animal Shed (6)	1960	\$143,814.00	1,728 Sq Ft	A metal building with a metal roof. It is enclosed on three sides and is shelter for animals. Has structural and roof systems. There are not electrical or mechanical systems installed. No deficiencies noted
Shack Tack Room (7)	1940	\$292,270.00	1,782 Sq Ft	A part of a larger animal shed. It is used as storage/tack room and is installed with electrical and mechanical systems. There are no deficiencies at this time
Animal Shed Addition (8)	1960	\$212,724.00	2,556 Sq Ft	A metal building with a metal roof system. It is an addition to the tack room and provides shelter for the animals. There are no electrical or mechanical systems in the building. There are no deficiencies noted
Animal Shed (9)	1990	\$158,794.00	1,980 Sq Ft	A metal building with a metal roof system. No electrical or mechanical systems. No deficiencies at this time
Vet-calving Shed	1960	\$20,390.00	245 Sq Ft	A small frame structure with a metal roof system with a metal roof system. The building is installed with electrical and mechanical systems. It is used by the vet to store medical supplies and equipment. There were no deficiencies at this time
Chicken Coop	1940	\$14,980.00	180 Sq Ft	Combination of two structures. There is 100 S.F. storage shed with a pitched roof and an old chicken coop with a nearly flat metal roof. Has structural and roof systems. There is no electrical or mechanical systems included. The building is nearing the useful life and should be replaced within 5 years.
Fee Shack	1980	\$7,175.00	25 Sq Ft	An old abandoned fee station that has structural and roof systems only. There are no electrical or mechanical systems at this asset. Roof deficiencies include aged, weathered, and missing shingles. Structural deficiencies include a broken window, weathered exterior paint, end building exterior wood nearing end of useful life
Potable Water source	1980	\$34,802.00		Water supply from local area water system. This asset does not have any electrical, structural or roof systems. There are no deficiencies at this time
Red house unimproved parking area	1980	\$3,810.00	560 Sq Yds	In front of the Red house
Parking area	1998	\$99,872.00	1,450 Sq Yds	The regular parking area for the Red house

Item	Year Built	BLM Assessed Replacement Value (2011)	Size	Description
SSR single vault	2001	\$28,650.00	56 Sq Ft	
SSR double vault	2001	\$89,021.00	174 Sq Ft	
Red House	1934	\$368,313.00	1,200 Sq Ft	
White House	1980	\$107,886.00	768 Sq Ft	
Red House bridge	2003	\$104,352.00	320 Sq Yds	
Lower Field Bridge	2003	\$104,352.00	320 Sq Yds	
Silver Saddle Ranch	1934	\$6,301,200.00	700 acres	
Barbed Wire Fence	1990	\$152,668.00	18,000 linear ft	
Picnic Tables	1990	\$17,000	10 each	Picnic table units located in the yard adjacent to the Red House
Mexican Ditch Roadway	1960	\$64,375.00	13,200 Sq Yds	Unimproved site roadway along Mexican Ditch. No deficiencies noted
Site Roadway	1995	\$1,391,651.00	26,752 Sq Yds	Improved site roadway through the site.
Carson River Access	1990	\$4,575.00	15,000 Linear Ft	Carson River access within the property
Sewer System Drain Field	1990	\$121,494.00	n/a	Sewer system serves the silver saddle ranch location.
Kiosk	1998	\$5,255.00	1 each	Information Kiosk at the entry to the SSR
SSR Corrals Sections	1960	\$38,045.00	1,222 Feet	Corrals are constructed of a combination of wood, woven wire and pre-manufactured pipe corral sections. There were no deficiencies
SSR wood fencing	1960	\$13,549.00	450 Feet	Wood cross fencing at main SSR area
Mexican Ditch Canal	1934	\$16,334.00	4,840 Sq Yds	Irrigation canal through the property
Perimeter fencing SSR	1995	\$167,987.00	19,700 ft	Barbed wire fencing around the perimeter of the 703 acre ranch
Total		\$12,338,688.00		

Appendix E

BLM Staffing and Budget History at Silver Saddle Ranch

BLM STAFFING AND BUDGET HISTORY

BLM Personnel (2004 data)

Staff

- Park Ranger – 10 month position
- Park Maintenance – 10 month position
- Administrative support – .5 months

Camp Host

- Lives on-site; Performs routine duties – litter, toilets, closing/opening gates
- Stipend of \$10/day plus mileage

Non-Profit Organizations

- Friends of Silver Saddle Ranch
- Pine Nut Mountains Trail Association - OHV support that placed the bulletin board at the East Silver Saddle Ranch non-motorized and motorized staging area

BLM Operating Expenses (2004 data)

Staff – not including salary administrative costs	
Ranger	\$ 38,000
Maintenance staff	\$ 33,000
Admin support	\$ 2,050
Vehicle costs	\$ 2,000
General maintenance and supplies	\$ 7,000
Road and parking area maintenance	\$ 4,000
Engineering and facility maintenance	\$ 6,000
Fuel oil	\$ 1,000
Propane	\$ 500
Electricity	\$ 1,500
Total	\$ 95,050

BLM Revenue (Silver Saddle Ranch)

Special Recreation Permit (SRP) Fee Schedule:

- May be required for some activities
- \$95 minimum annual fee, or \$5 per participant per day, or 3% of gross receipts, whichever is the greater amount
- \$190 for Exclusive Commercial Use (March 2008 – March 2012)

Visitor Use Registration (VUR) Fee Schedule:

- Group Area / South Riding / Root Cellar areas (100 or fewer visitors): \$55 half day; \$100 full day
- Red House including lawn area (maximum of 25 people at one time): \$50 half-day; \$75 full-day