

Nevada State Question 1 Truckee River Funding

Project Book

**Approved by
Washoe County
Board of County Commissioners
July 15, 2003**

Introduction

The Truckee River Funding Group is pleased to present to the public this draft project book, and in so doing, make the recommendations contained herein to Washoe County for expenditure of Nevada State Question 1 dollars for the Truckee River.

State Question 1, approved by Nevada voters in November of 2002, calls for \$200,000,000 in funding in support of clean water, parks, and wildlife across the state. Section 2 Subsection 6 of the enabling legislation calls for:

6. *An amount of \$10,000,000 must be allocated to Washoe County to enhance and restore the Truckee River corridor. The money allocated pursuant to this subsection must be used to:*
 - (a) Acquire and develop land and water rights;*
 - (b) Provide recreational facilities;*
 - (c) Provide parking for and access to and along the river; or*
 - (d) Restore the Truckee River corridor.*

Washoe County shall match the allocation made pursuant to this subsection with an amount of money or value of services, material or equipment that is equal to 50 percent of the cost of each project that is completed pursuant to this subsection.

In January of this year, the Nevada Land Conservancy, on behalf of Washoe County, formed the Truckee River Funding Working Group, calling together representatives of agencies and organizations concerned with restoration, acquisition, and recreation on and along the Truckee River from the state line to Pyramid Lake. It was felt that by working together, the Group could leverage the available funds and make more dollars available to worthwhile projects all along the river. Our starting point was the \$10M in Question 1, but our conversation has gone way beyond that, to find ways to make that money stretch. There is a significant precedent for leveraging dollars -- the last statewide parks and wildlife bond question passed in 1990 made \$5M available to Washoe County, and staff was able to turn that into \$14M dollars worth of park and open space projects. So instead of carving up the pie immediately and leaving with our respective slices, the thought was, that if we could gather all interested parties, we could identify all potential projects that fit the intent of Q1 and work to identify additional sources of funding for additional dollars to supplement or match Q. In other words, we could create a much bigger pie. Then, we'd work together to sequence those projects to maximize the matching opportunities -- for example, if this group can move on the acquisition of XYZ first, then we can use that project as a match to punch through the bike path, then become eligible for this funding to build fishing access, but let's wait a bit on this section in order to qualify as the local match for this federal program, etc. etc, on down the river. It's been likened to a 3-D game of chess.

Our window in which to accomplish this task has been short. The first bond sale is this summer, and is for the first half of the \$10M available to the Truckee. There are over 60 people at present on our email list and involved with this process at some level. The

complete list is included in the appendix; some major players include Nevada Division of Wildlife, the Truckee River Whitewater Steering Committee, the Cities of Reno and Sparks, Storey County, Washoe Storey Conservation District, Bureau of Land Management, the offices of Senators Ensign and Reid, and Congressman Gibbons, Washoe County Flood Control Project, Nature Conservancy, and of course, Washoe County Parks.

The Group worked hard to pull all the projects together for a matrix that looks at the individual projects, their matching fund needs, and for what funding source or sources they do or might qualify. On the funding side alone, we've identified more than 40 potential additional sources of money. All of the projects at the table thus far represent the fine work of large numbers of people and organizations, and most have had some public process component already.

We have tried to be inclusive, to gather as many to the table as possible, to identify additional funding sources, and to sequence the projects in a way that makes the most sense. We are operating under some mutually agreed-upon guiding principles that include timing considerations, threat of loss, and multiple public benefits (a complete list of the principles can be found in the appendix). The Truckee River Funding Group has worked diligently -- and I commend its members for their commitment to the process--to leverage those \$10M precious dollars approved by voters in Question 1, to provide even more opportunities for restoration, acquisition, and recreation, along the entire length of the river. If you develop a formula based on the leveraging success in 1990, we're looking at a minimum of \$28M available -- but this time, we have more quality projects, more potential funding sources, and many more partners at the table.

It has been a privilege and an honor to facilitate this tremendous group of people, and I thank them again for their continuing efforts. The Group is committed to staying together throughout the process of expenditures, and to continuing to seek additional sources of funding for all the projects on the list. Our work is now in the hands of you, the public. We heartily encourage your participation, and look forward to hearing from you.

Alicia M. Reban
Truckee River Funding Group Facilitator
Executive Director, Nevada Land Conservancy
Reno, NV
June 6, 2003

In the Appendix:

Truckee River Funding Group Guiding Principles
Truckee River Funding Group Participants
Truckee River Funding Group Calendar

Nevada State Question 1
Truckee River Funding

Summary
Truckee River Funding Working Group

- \$10,000,000 was made available for projects along the Truckee River through passage of Nevada State Question 1 in November of 2002.
- The Truckee River Funding Working Group is a group of stakeholders involved in restoration, recreation, and acquisition along the Truckee River, who came together to develop a plan to leverage the \$10M from Q1 and to recommend projects to the Board of County Commissioners.
- The Truckee River Funding Working Group held numerous meetings to bring forward projects, and also to discuss the scope of each project, the coordination with other agencies and the implementation and timing of projects. It is recommended by the group that the final funding agreements issued by Washoe County include requirements for the cooperative planning with other organizations working on the river, and sign-off by the required regulatory agencies.
- Restoration, recreation, and acquisition projects totaling \$138,250,490 appear on the Group's full list; the Group is committed to pursuing other funding to accomplish the entire list.
- The Group is recommending a total project package for Q1 funding in the amount of \$10,224,500. Those projects are summarized on the following page.
- Public comment was solicited via advertizing in the newspaper, and opportunity for public comment was provided for at the meetings of the Storey County Commission, Reno Park Commission, Sparks Park Commission, the Regional Water Planning Commission, and the Washoe County Parks Commission. These comments will be forwarded to the Board of County Commissioners for a final decision on the projects.
- The Washoe Board of County Commissioners may only authorize up to \$10,000,000 in expenditures. The Group's expectation is that final costs will even out due to estimates, cost savings, interest earned, and the group's commitment to acquire additional grants.

Restoration

Project Name	Q-1 Round 1	Q-1 Round 2
Carson – North		\$200,000
Hill Ranch Marina & Park		\$100,000
Lockwood	\$100,000	\$1,900,000
McCarran Ranch	\$500,000	
Mustang Ranch		\$2,000,000
Steamboat Confluence	\$100,000	\$1,412,000
SUBTOTAL	\$700,000	\$5,612,000

Recreation

Project Name	Q-1 Round 1	Q-1 Round 2
Edgewater-Dorostkar Path	\$200,000	
TMWA/County Property Plan	\$40,000	\$200,000
Truckee River West Bi-State Master Plan	\$125,000	
Truckee River Park/Water Trail	\$1,500,000	
Truckee River Trail East	\$150,000	\$40,000
Truckee River Trail West	\$90,000	\$50,000
SUBTOTAL	\$2,105,000	\$290,000

Acquisition

Project Name	Q-1 Round 1	Q-1 Round 2
Canepa – North	\$172,500	
Carson – North	\$320,000	
Champion Expansion	\$130,000	
Oxbow Connection	\$125,000	
Verdi River North	\$650,000	
Verdi River South	\$120,000	
SUBTOTAL	\$1,517,500	

Totals	Round 1	Round 2	Total Funding
	\$4,322,500	\$5,902,000	\$10,224,500

Truckee River Funding Group Guiding Principles

(With issues brainstormed from Working Group meeting of 5/09/03)

- **River first!**
- **Q1 Language is first filter.**
 - Project is consistent with Q1 intent to provide for restoration, recreation, acquisition, and access in the Truckee River corridor.
 - Washoe County shall administer the program in a manner consistent with state regulations.
- **“Corridor” = topographical floodplain and/or adjacent to main stem**
- **Leveragability!**
 - Project representatives shall continue to seek additional sources of funding. If those sources of funding are received, Q1 dollars will come back to be used for other projects on the Q1 list.
 - Proof of match must be provided prior to payment of Q1 dollars.
- **Breadth of Program – Acquisition, Restoration, Recreation, Facilities**
- **Timing Opportunities – threat of loss, chance to stretch dollars, etc.**
 - Projects are begun in a timely manner, according to the guidelines developed. If progress is not made within a performance window, then funds are diverted to next approved project.
 - When additional funds become available, such as from a bargain sale, the administration has the flexibility to supplement the current Q1 list, not supplant recommended projects.
 - A reporting timeframe will be developed.
 - A mechanism to address new opportunities will be developed, utilizing the Board of County Commissioners, the Park and Open Space Commission, or an expert committee.
 - Organizations represented on this working group will be included in the update process.
- **Public Benefit – Environmental, economic, research, recreation, etc.**
 - Each project seeks to benefit the public in myriad ways; each benefit is well-documented.
 - Each project is consistent with relevant plans.
 - There is demonstrated support by the governing entity for the project proposal.
 - There is a formal mechanism to secure the public/county’s interest.
 - Long-term operations and maintenance costs, flood insurance, and liability for damages shall all be considered for each project to determine true cost.
- **Appropriate level of investment or property interest to achieve benefits “Bang for the Buck”**
 - Property must be acquired or otherwise secured prior to any Q1 investment for recreation, restoration, or facilities.
 - With acquisition, conservation easements and/or purchase of other rights are explored in addition to outright purchase of the property. With all Q1 projects, a cost/benefit analysis is provided, and a clear case can be made for the appropriate level of investment or property interest needed.
 - Percentage of funds required for all phases of the project, including planning, design, and development, reflect an appropriate balance of expenditures.
 - Each project should demonstrate the ability to meet a generally-accepted "long project life." Q1 dollars will not be used to fund temporary improvements or acquisitions.
- **Geographic balance**
- **Benefit the whole river**

Truckee River Corridor Projects	Truckee River Funding Group Recommendations		Open Space & Regional Park Commission Recommendations		Washoe County Board of County Commissioners Recommendations	
	Q-1 Round 1	Q-1 Round 2	Q-1 Round 1	Q-1 Round 2	Q-1 Round 1	Q-1 Round 2
Restoration						
102 Ranch						
Canepa - North						
Carson - North		\$200,000		\$200,000		\$200,000
Ferrari Ranch						
Hill Ranch Marina & Park		\$100,000		\$100,000		\$100,000
Lockwood	\$100,000	\$1,900,000	\$100,000	\$1,900,000	\$100,000	\$1,900,000
Manke						
McCarvan Ranch	\$500,000		\$500,000		\$500,000	
Mustang Ranch		\$2,000,000		\$2,000,000		\$2,000,000
Painted Rock						
Peri						
Sage Wind						
Steamboat Confluence	\$100,000	\$1,412,000	\$100,000	\$1,412,000	\$100,000	\$1,412,000
Steele Ranch East						
Steele Ranch West						
UNR Farms						
Restoration - Other						
Dead-Ox Wellands						
Ferretto Ranch						
Livestock Control-Tribe						
Nixon-Numana						
Tamarisk Removal						
Tracy Power Plant						
Wadsworth to I-80						
Subtotal, Restoration	\$700,000	\$5,612,000	\$700,000	\$5,612,000	\$700,000	\$5,612,000
Recreation						
Bal Project NDOW						
Canepa Ranch Trailhead						
Edgewater-Doroskar Path	\$200,000		\$200,000		\$200,000	
Fish Ramps/Access NDOW						
Lockwood Trailhead						
TMWA/County Property Plan	\$40,000	\$200,000	\$40,000	\$200,000	\$40,000	\$200,000
TR West BI-State Masterplan	\$125,000		\$125,000		\$125,000	
Truckee River Park/Water Trail	\$1,500,000		\$1,500,000		\$1,500,000	
Truckee River Trail East	\$150,000	\$40,000	\$150,000	\$40,000	\$150,000	\$40,000
Truckee River Trail West	\$90,000	\$50,000	\$90,000	\$50,000	\$90,000	\$50,000
Recreation - Other						
Tahoe - Pyramid Bike Trail						
Subtotal, Recreation	\$2,105,000	\$290,000	\$2,105,000	\$290,000	\$2,105,000	\$290,000
Acquisition						
Canepa - North	\$172,500		\$172,500		\$172,500	
Carson - North	\$320,000		\$320,000		\$320,000	
Carson - South						
Champion Expansion	\$130,000		\$130,000		\$130,000	
Chang						
Durkee						
Ferrari Ranch						
Hug						
Hunter Creek						
Manha						
Manke						
Monday						
Oxbow Connection	\$125,000		\$125,000		\$125,000	
Peri						
Quilici						
Sage Wind						
Scott						
Steele Ranch, East						
UNR Farms						
Verdi River North	\$650,000		\$650,000		\$650,000	
Verdi River South	\$120,000		\$120,000		\$120,000	
Acquisition - Other (Discussed by group; information needed for later action)						
Crystal Peak Area						
Derby Area						
Eagle Pitcher						
Tracy Area						
Verdi Bridge Street Area						
Subtotal, Acquisition	\$1,517,500		\$1,517,500		\$1,517,500	
TOTALS	\$4,322,500	\$5,902,000	\$4,322,500	\$5,902,000	\$4,322,500	\$5,902,000
Total Q-1 Requests	\$10,224,500		\$10,224,500		\$10,224,500	

Restoration

Project Name	Total Cost	Q-1 Round 1	Q-1 Round 2	Other Sources
102 Ranch	\$9,000,000			\$9,000,000
Canepa – North	200,000			\$200,000
Carson – North	\$750,000		\$200,000	\$550,000
Ferrari Ranch	\$2,000,000			\$2,000,000
Hill Ranch Marina & Park	\$100,000		\$100,000	
Lockwood	\$2,000,000	\$100,000	\$1,900,000	
Manke	\$250,000			\$250,000
McCarran Ranch	\$7,412,500	\$500,000		\$6,912,500
Mustang Ranch	\$7,412,500		\$2,000,000	\$5,412,500
Painted Rock	\$173,000			\$173,000
Peri	\$6,000,000			\$6,000,000
Sage Wind	\$2,000,000			\$2,000,000
Steamboat Confluence	\$9,902,000	\$100,000	\$1,412,000	\$8,390,000
Steele Ranch East	\$2,500,000			\$2,500,000
Steele Ranch West	\$2,500,000			\$2,500,000
UNR Farms	\$15,000,000			\$15,000,000
Restoration - Other				
<i>Dead-Ox Wetlands</i>	\$2,000,000			\$2,000,000
<i>Ferretto Ranch</i>	\$2,000,000			\$2,000,000
<i>Livestock Control-Tribe</i>	\$500,000			\$500,000
<i>Nixon – Numana</i>	\$1,000,000			\$1,000,000
<i>Tamarisk Removal</i>	\$1,000,000			\$1,000,000
<i>Tracy Power Plant</i>	\$1,500,000			\$1,500,000
<i>Wadsworth to I-80</i>	\$7,000,000			\$7,000,000
TOTALS	\$82,200,000	\$700,000	\$5,612,000	\$75,888,000

102 RANCH – RESTORATION

DESCRIPTION: River restoration: Increase sinuosity, restore habitat, wetlands, fill in gravel pits, etc.

PARTNERS: Truckee River Flood Management Project
Corps of Engineers
Bureau of Land Management (BLM)

BUDGET MATCH: Flood Control Project
Land Acquisition

O&M COSTS: Unknown

OWNERSHIP:

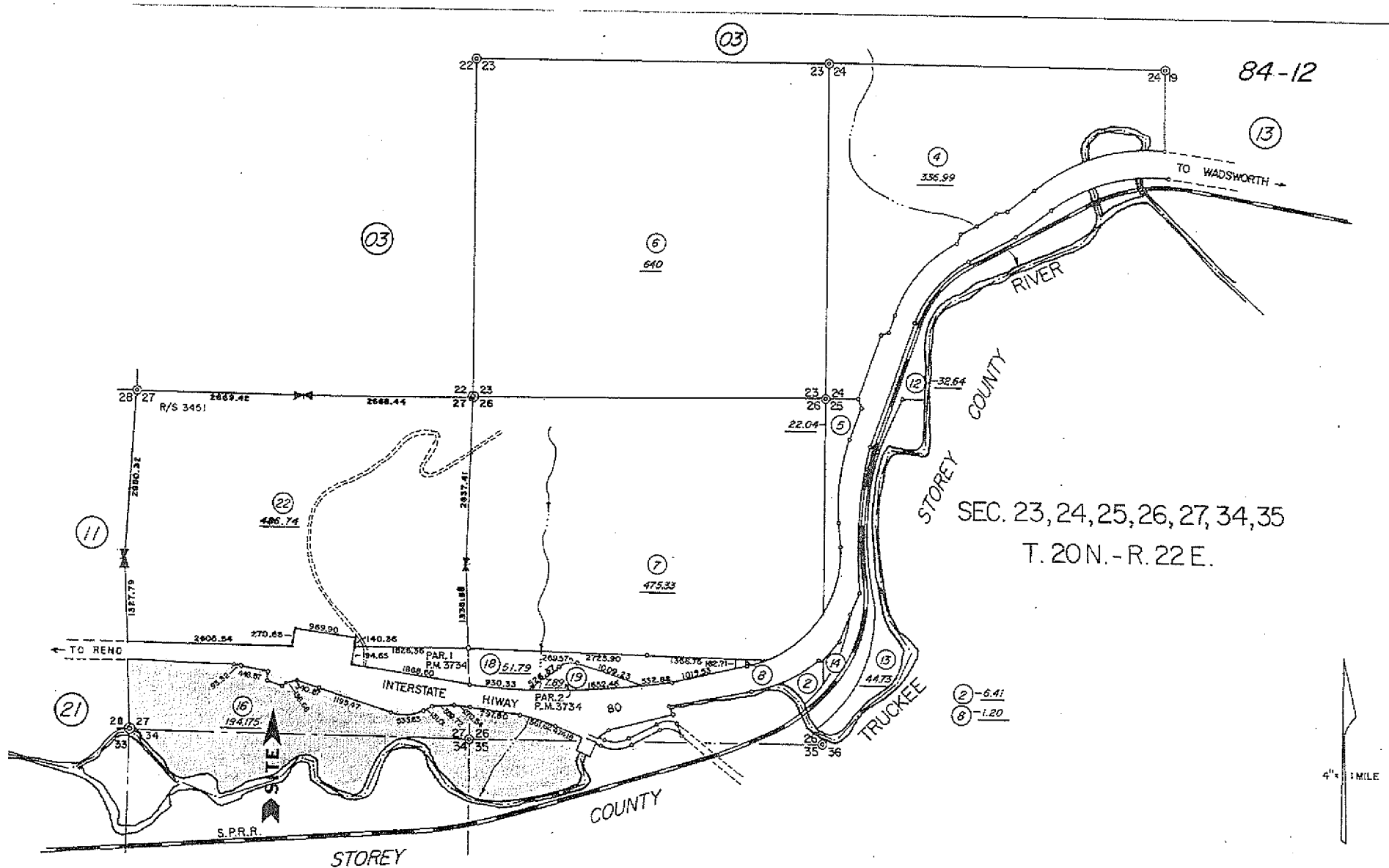
PRESENT: Truckee River Investors, Ltd 4545 Lakewood Court, Reno, NV 89509
PROPOSED: Bureau of Land Management (BLM)
APN: 84-120-16 Washoe County
SIZE: 194.175 Ac. Value: \$1,399,794

FACILITIES DEVELOPMENT: None. Planned hotel and RV park on private land adjacent to the north boundary of the project.

REVENUE: None

WATER RIGHTS: Not available

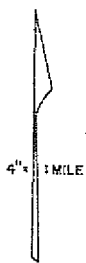




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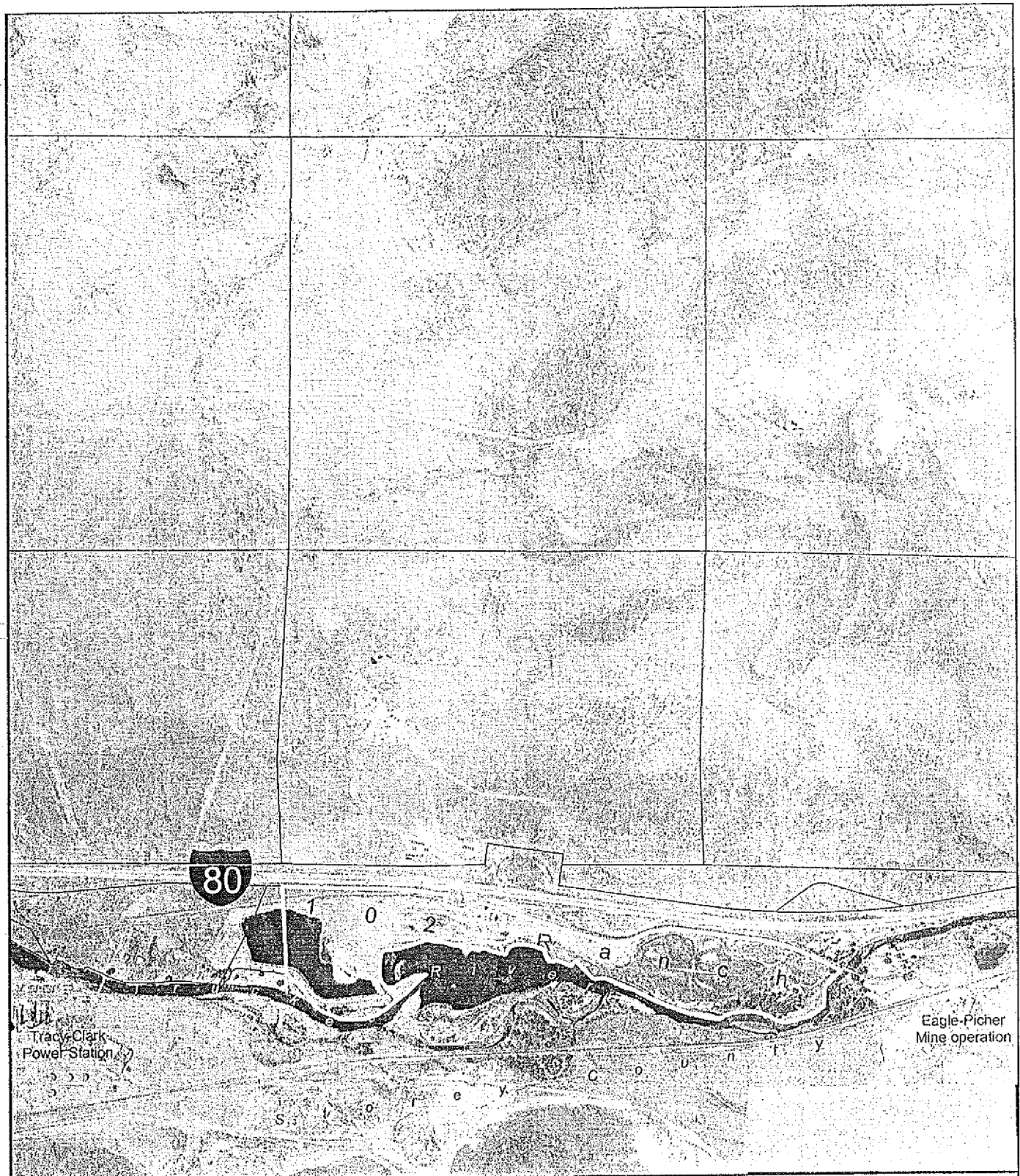
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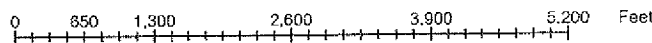
Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
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drawn by	SO/BT - 3/65
revised	TRT 2/23/01, 4/5/02
superceded	



Washoe County
 Parks & Recreation
 2601 Plumas Street
 Reno, NV 89509
 775-828-6642

102 Ranch



PROJECT NAME: 102 RANCH RESTORATION
Additional Information Needed for Truckee River Q1 Proposals

1. What official entity/sponsor would receive Q1 funding and take responsibility for expenditures and reporting (be the party to the Memorandum of Understanding)?
 - a. Washoe County Water Resources

2. What official entity/sponsor would be responsible for operations and maintenance?
 - a. Washoe County Water Resources

3. Please list all plans with which your project complies, such as the Truckee River Flood Control Project, the Truckee River Operating Agreement, the Washoe County Regional Open Space Plan, Park Master Plans, local land use plans, etc.
 - a. Truckee River Flood Project
 - b. Lower Truckee River Restoration Advisory Committee
 - c. Southern Nevada Public Lands Management Act

4. Please provide a project timeline, including costs by phase, for example (I'm assuming your previously submitted descriptions cover whatever phases you outline—if not, please fill in any missing parts):

Phase I	May - Nov 2003	Acquisition	By BLM
Phase II	Jan-Apr 2005	Design	By Corps of Engineers
Phase III	May-Nov 2006	Construction	\$9,000,000
TOTAL			\$9,000,000

5. Please provide specific match information, including source, amount, date committed, date of anticipated receipt, and if not yet received, how likely you feel your chances are to obtain it. Include all requests you have made and intend to make.
 - a. BLM will acquire the parcel through the Southern Nevada Public Lands Management Act.
 - b. 1/8-cent sales tax \$3,150,000 for construction. Anticipate receipt Mar 2006. Excellent chances to get the funds. The \$3,150,000 from the sales tax can be credited as local match for \$5,850,000 of Corps of Engineers funds to this restoration.
 - c. If money from Q-1 could be used on this project, each \$1 of Q-1 funds would be matched with a \$1 of 1/8-cent sales tax money. The \$1 of Q-1 money tax can be credited as local match for \$1.86 of Corps of Engineers funds to do other restoration projects in the Truckee River Flood Project Plan. Washoe County would not actually receive a check from the Corps of Engineers but the \$1 of Q-1 funds would enable \$1.86 of additional flood project restoration work to be done beyond what the sales tax can provide.

CANEPA PROPERTY NORTH OF RIVER - RESTORATION

DESCRIPTION: Acquisition of 14.46 acres. This is critical for the connection of the bike path system to Verdi. The property also continues approximately 2,000 ft. of river frontage, floodplain area, and historic ranch buildings from the Canepa dairy ranch. The property has surface water rights for possible in-stream flows.

PARTNERS: Washoe County, Flood Mgt. Program & Parks Department

BUDGET MATCH:

W C - 1	172,500
SQ - 1	172,500
	<u>\$345,000</u>
Water Rights	\$ 160,000
Total Project	\$ 505,000

O&M COSTS: Washoe County \$15,000 annually

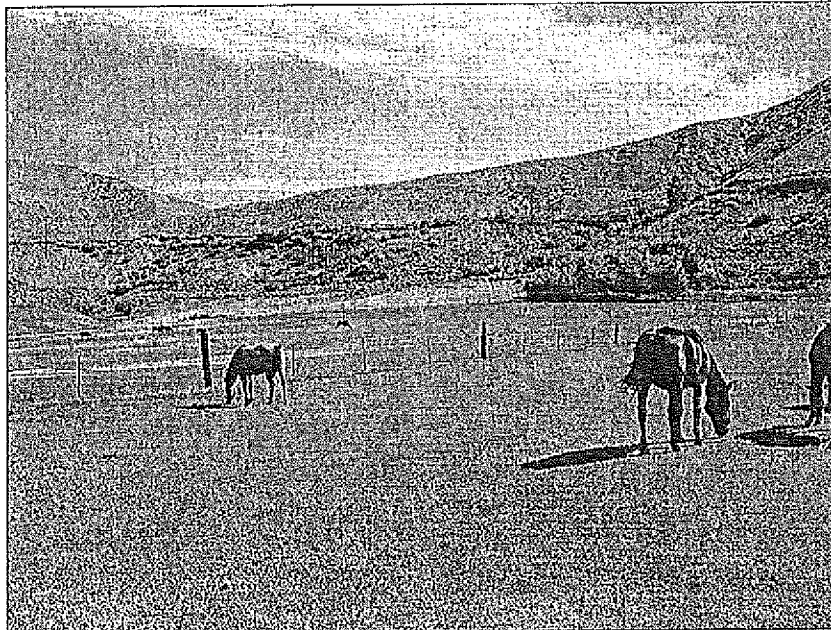
OWNERSHIP:

Louis Canepa		
038-140-13	8.86 acres	\$150,000
038-181-04	5.60 acres	195,000
Total	14.46 acres	<u>\$345,000</u>
Water Rights approx. 40 acre feet to be purchased		\$160,000

FACILITIES DEVELOPMENT: Future restoration of historic buildings, construction of bike path and passive recreation facilities

REVENUE: None

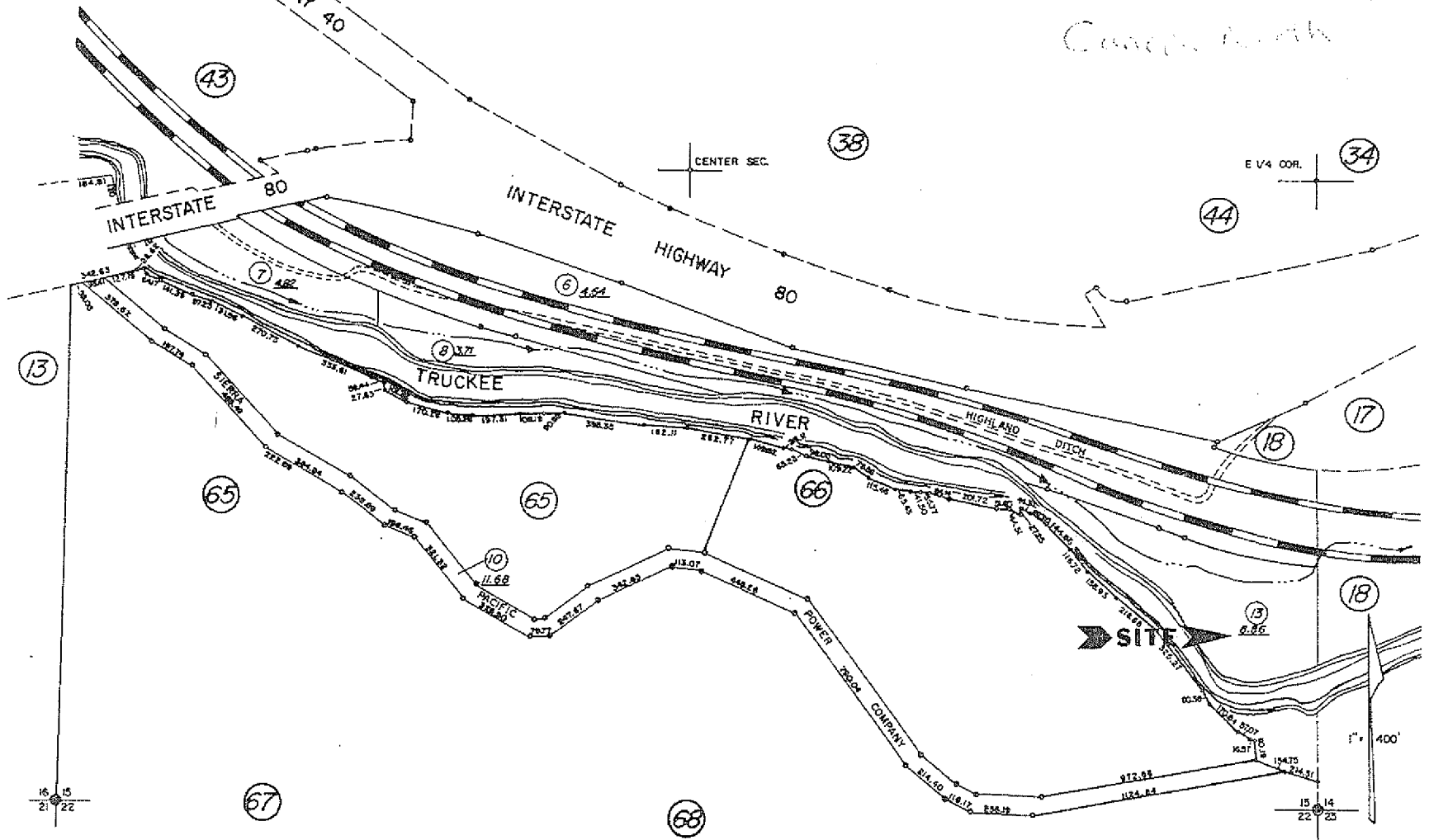
WATER RIGHTS: Approximately 40 acre ft. surface possibly ground water for existing ranch buildings. A portion could be purchased for in-stream flows for the Truckee.



PORTION SECTION 15 - T19N-R18E.

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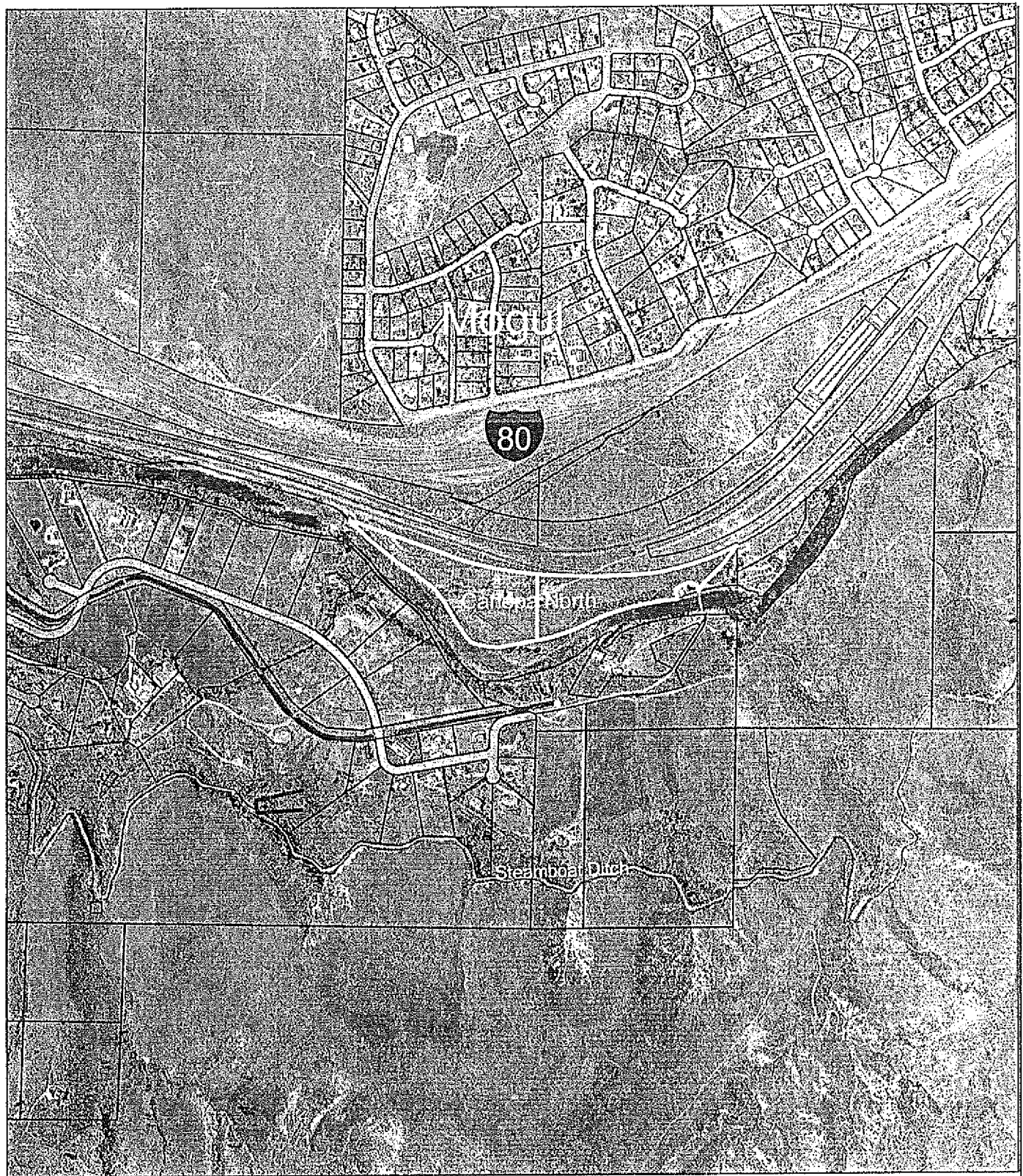


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Assessor's Map County of Washoe, Nevada

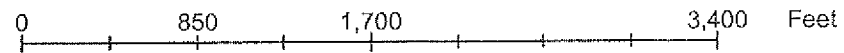
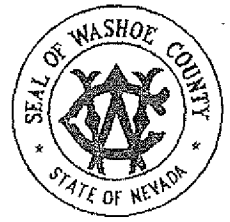
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drawn by TVR/JP 2/66
revised 4/79 11/79CFB
superseded



Washoe County
Parks & Recreation
2601 Plumas Street
Reno, NV 89509
775-852-3862

Canepa North



CARSON PROPERTY NORTH - RESTORATION

DESCRIPTION:

Project consists of acquisition of approximately 3,000 feet of river frontage for water quality, riparian habitat, and restoration of the property.

PARTNERS: Nevada Land Conservancy, Washoe County

<u>BUDGET MATCH:</u>	SQ-1 (restoration)	200,000
	Federal Grants (restoration)	350,000
	Total (restoration)	\$550,000
	SQ-1 (acquisition)	320,000
	WC-1 (acquisition)	80,000
	Water Rights Purchase	240,000
	Total acquisition	\$640,000

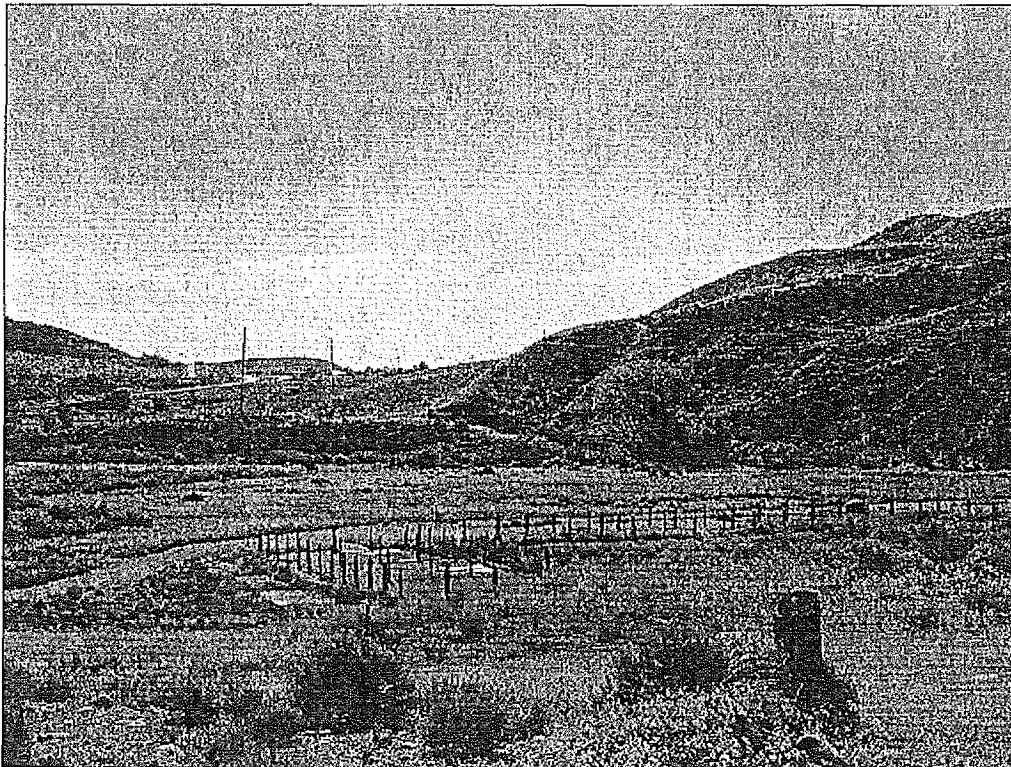
O&M COSTS: Land would be owned by Washoe County and maintained as open space there would be some initial minor O&M costs during the restoration of the site to native plants, estimated at less than \$1,000 per year for 5 years.

OWNERSHIP: Salvatore Carcione (Sal Carson): APN: 038-150-18 21.35 acres Value 400,000

FACILITIES DEVELOPMENT: None

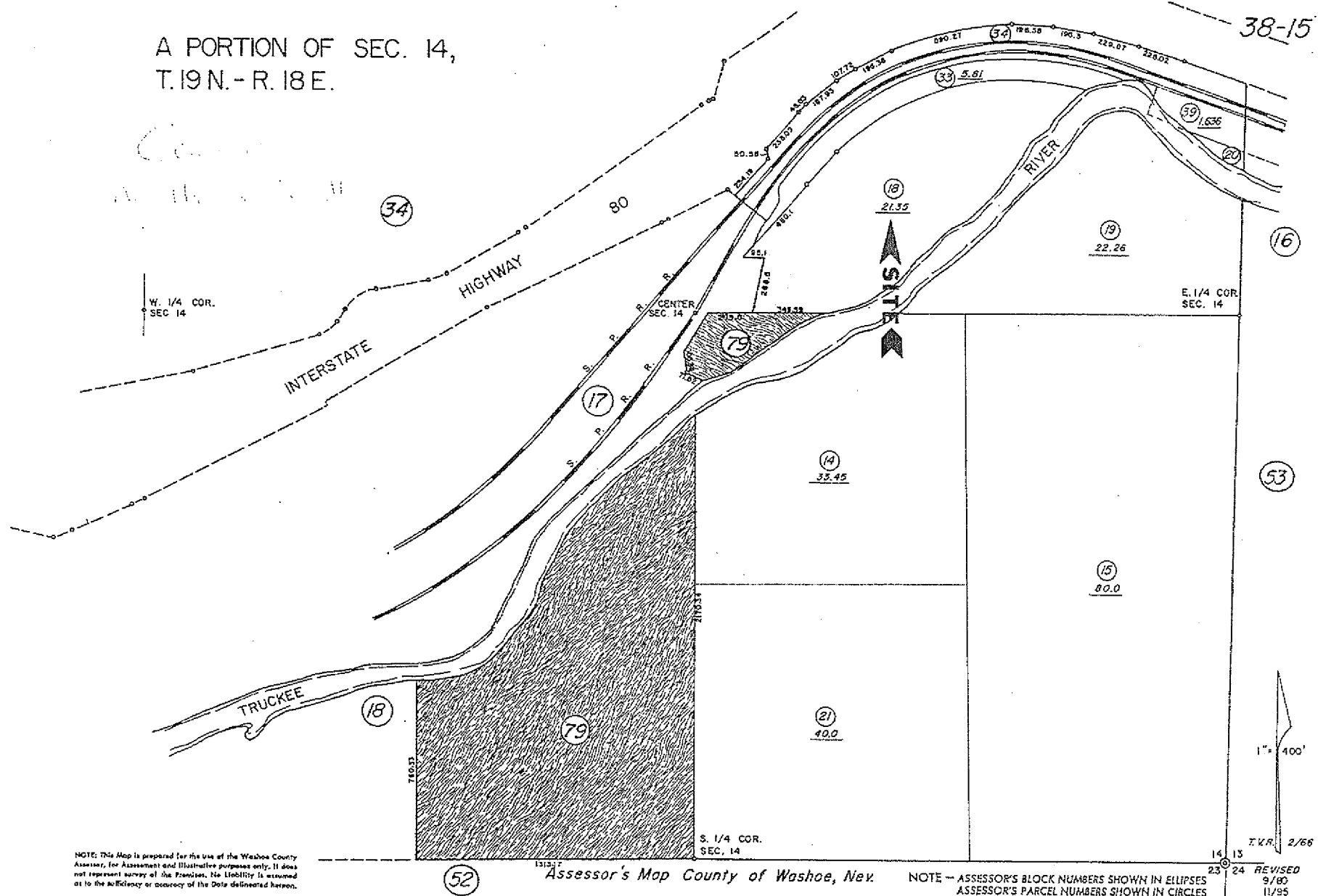
REVENUE: None

WATER RIGHTS: Approx. 60 acre feet of surface water rights, there may be a well on site serving a house.



A PORTION OF SEC. 14,
T.19N. - R.18E.

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Assessor's Map County of Washoe, Nev.

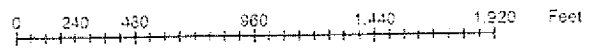
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11/95



Washoe County
Parks & Recreation
2601 Plumas Street
Reno, NV 89509
775-828-6642

Carcione North of Truckee River



Carson Property North
Additional Information Needed for Truckee River Q1 Proposals

1. What official entity/sponsor would receive Q1 funding and take responsibility for expenditures and reporting (be the party to the Memorandum of Understanding)?

Washoe County will be responsible party.

2. What official entity/sponsor would be responsible for operations and maintenance?

Washoe County will be responsible for the O&M.

3. Please list all plans with which your project complies, such as the Truckee River Flood Control Project, the Truckee River Operating Agreement, the Washoe County Regional Open Space Plan, Park Master Plans, local land use plans, etc.

Washoe County's Truckee River land acquisition program and the Truckee Meadows Regional Plan which identifies protection of the resources on the Truckee River as a priority.

4. Please provide a project timeline, including costs by phase, for example (I'm assuming your previously submitted descriptions cover whatever phases you outline—if not, please fill in any missing parts):

Phase I	January 2003	Acquisition	\$640,000
		TOTAL	\$640,000

5. Please provide specific match information, including source, amount, date committed, date of anticipated receipt, and if not yet received, how likely you feel your chances are to obtain it. Include all requests you have made and intend to make.

WC-1 identifies \$3,000,000 for the West Truckee River which will be used as match.