



09/29/2023

VIRGINIA RANGE TRAIL CORRIDOR PLAN SCOPE OF WORK AND BUDGET

I. Project Description and Benefits

This project is being submitted with the intent of determining the overall feasibility of developing a Virginia Range Open Space Corridor, and if feasible, defining a trail system and series of recreation easements needed to establish the Virginia Range Trail System.

The Virginia Range Corridor and Trail System is envisioned to be a multiple-use trailway designed for non-motorized user groups such as hikers, mountain bikers, and equestrians. The feasibility of motorized use trails is yet to be determined, but is possible. For example, a separate portion of the corridor may be used for an OHV dual-track or for access to properties.

Once established, the Trail System would be adopted as part of the new regional Truckee Meadows Trail System, now housed in the Truckee Meadows Regional Planning Agency

The proposed Virginia Range Trail would begin on the north at the Hidden Valley Regional Park trail system, and then travel primarily south to Geiger Grade Road (Highway 341). The Hidden Valley park will serve as the north trailhead, and a southern Trailhead would be established at Geiger Grade. Every effort will be made to utilize existing dirt roads and (social or wildlife) trails in order to reduce new disturbance on the landscape. Restoration recommendations will be made as necessary for any existing features. Trail connections to nearby parks, lower elevation trails, and neighborhoods will be identified. Native habitats, human sites, natural features and vista points will also be identified in the planning process.

The trail specifications are recommended to follow United States Fish and Wildlife (USFS) Class III native surface, single-track trail guidelines at 18 – 36 inches in width (36 recommended), with a target grade of 3 -12%. The approximate linear distance of this corridor is 7 miles. All final mapping and GPS coordinates will be converted to GIS shapefiles and fully integrated into the Truckee Meadows Regional Trails Plan and Trail Database.

Project Benefits:

- Recreation – The ultimate Virginia Range Open Space Corridor and Trail System will benefit the recreating public by providing immediate trail access to multiple neighborhoods with a backcountry-style outdoor experience. Connectivity to the Hidden Valley trail system, desirable vista points, and the ability to connect with the Veterans Pathway, will all be features of the design. Overall trail system connectivity for the Truckee Meadows will be greatly improved in an area where access is currently very limited. This corridor will provide a critical piece of what someday may become the Pah Rah – Virginia Front Trail, a trail concept to connect the Golden Eagle/Canoe Hill area of Sparks to Carson City.
- Wildlife Habitat Enhancement – This project will provide an important corridor for wildlife to move through, while providing better access to sources of water.
- Open Space – The easement or trail corridor associated with the overall Trail System will preserve critical open space and travel corridors in an area of the Truckee Meadows that is rapidly developing.
- Trail sustainability – The design of this trail will focus on best management practices in trail construction and will improve the long-term sustainability of the landscape.
- Landscape restoration – Opportunities for erosion control and unwanted alignment restoration within and around the corridor will be pursued.

For our purposes, the Recreation Easement may be defined as:

A permanent surface easement or right-of-way for the City of Reno and/or Washoe County to place, replace, maintain or operate a trail corridor, and any associated recreational facilities (to be defined), in full agreement with the collective land owners, and in accordance with the rules and regulations of the City or County.

Special Note: It will be important to keep in mind the following NRS 41.510 in all discussions with private landowners regarding easements and liability.

NRS 41.510 *Limitation of liability; exceptions for malicious acts if consideration is given or other duty exists.*

1. Except as otherwise provided in subsection 3, an owner of any estate or interest in any premises, or a lessee or an occupant of any premises, owes no duty to keep the premises safe for entry or use by others for participating in any recreational activity, or to give warning of any hazardous condition, activity or use of any structure on the premises to persons entering for those purposes. (review the entire NRS for additional information)

II. Project Team and Public Coordination

A project development team, or PDT, will be formed from the Truckee Meadows Trails Working Group, and necessary outside partners or contractors.

Suggested members:

- Naomi Duerr, City Council Ward 2 *or representative* - Project Sponsor
- Jeremy Smith, Regional Planner - TMRPA
- Christina Thayer, Washoe County - Trails Program Coordinator
- Curtis Johnson, Biggest Little Trail Stewardship - Trail Planner and Advocate
- Mark Kimbrough, Private Sector - Trail Planning and Advocate
- Heidi Anderson, TMPF - Administrative and Fiscal Sponsor
- Alicia Reban, Easement Consultation, Nevada Land Trust
- TMT Working Group, Project Coordination (to include the RSIC) Public coordination, and when, to be determined.

III. Project Components – Planning

The following Project components are envisioned:

- Preliminary Design Alternatives and Preferred Alternative Selection
- Pre-scoping for environmental review
- Preferred Alignment Field Review and Project Feasibility Determination
- Final Alignment and Mapping.
- Plan for future Survey and Recording of Easement(s) and Construction.
- Future Components, not part of this Scope and Budget such as Executing Easements, Additional Fundraising, Contracting, Multi-phased Construction.

IV. Deliverables: Implementation Steps and Timeline

Action	Description of Task	Timeframe
PRELIMINARY DESIGN and FEASIBILITY		
Project Kickoff Meeting	Form Planning Development Team (PDT), Agree on and define initial path forward. Determine funding pathways.	Fall 2023
Conceptual Alignment and Alternatives	Utilize available mapping - review contours and elevations, existing easements, minimize private landowners. Look for potential vista points and access points. Determine 3 alternatives, review for initial fatal flaws, and select preferred option.	Winter 2023 / 2024
Alignment Design - Initial Survey Contract (with subcontractor or outside services)	Begin design process - ground truthing utilizing GPS coordinates only (no flagging). Further determine alignment and access corridors, conduct a final fatal flaw analysis, and plan the preferred option with refined, detailed mapping.	Spring 2024 - Contracting Spring / Summer 2024 - Field Activities (weather dependent)
Preliminary Clearance Review	Initial consultation with Cultural and Biological - SHPO, RSIC, NV Natural Heritage, NDOW. Assessment and reporting of environmental issues, to include proposed mitigation. Determine further archaeological survey needs.	Summer 2024
Meet with Stakeholders	Meet and coordinate with the larger group of stakeholders (to include landowners and developers), one-on-one initially and then possibly as a group. Determine initial easement needs.	Summer / Fall 2024

Archaeological Survey Contract (with subcontractor or outside services)	If it is determined that further archaeological review and survey is needed, this would require the services of a consulting firm. Actions would include a file review for resources, possible field survey, and reporting. This will likely only be necessary on public lands.	Fall / Winter 2024
EASEMENT and PROJECT PLANNING		
Easement and Project Implementation Plans	Determine easement needs. Further plan with private property owners and any developers. Coordinate the structuring of multiple easements. Develop estimated costs. Create a plan for further project implementation.	Spring / Summer 2025
NEXT STEPS: Not Part of This Scope and Budget		
Survey and Recording - Fundraising and Implementation (Contract)	Retain services for official survey and boundary determination for an Easement or Recreation Corridor. Include County Recording.	Future Activity / Timing TBD

V. Proposed Budget		
Activity	Estimated Hrs / Rate	Total
Project Management		
Preliminary project review and mapping.	15 hrs @ \$38	\$570
Peer coordination (meetings, etc)	35 hrs @ \$38	\$1,330
Stakeholder/land owner meetings	80 hrs @ \$38	\$3,040
Pre-Scoping for environmental conditions and reporting. Biological and preliminary archaeological review.	40 hrs @ \$38	\$1,520
Contracting and Oversight - to include field visits.	90 hrs @ \$38	\$3,420
Easement Plan - needs determination, cost estimates, and written strategy for implementing easements.	60 hrs @ \$38	\$2,280
Project Master Plan - written strategy for additional funding sources and fundraising, final scope of work, and estimated construction budget.	80 hrs @ \$38	\$3,040
Total for Project Management		\$15,200
Route Finding Survey Contract – to involve subcontractor or outside services		
Route Finding, GPS, and Ground Truthing	7 miles @ \$2,000/mile	\$14,000
Final mapping - PDF maps, electronic files, GPX coordinates	16 hrs @ \$60/hour	\$960

Meetings - project and peer coordination	35 hrs @ \$60/hour	\$2,100
Total for Route Finding		\$17,060
Archaeological Survey Contract – to involve subcontractor or outside services		
File review, field survey, and reporting on public lands.	2 miles @ \$4,000/mile	\$8,000
Total for Archeology		\$8,000
Grand Total for Services		\$40,260
Contingency*	10%	\$4,026
Admin Fee**	13%	\$5,234
Grand Total for Project		\$49,520

* Contingency funding will be used for shortages in time estimates, and any additional and unforeseen cost needs with easement planning.

**13% Admin Fee covers overall TMPF costs for operating, staffing, and financial support