

Item #14

**City of Carson City  
Agenda Report**

**Date Submitted:** 8/2/2007

**Agenda Date Requested:** 8/16/2007

**Time Requested:** 10 Minutes

**To:** Board of Supervisors

**From:** Linda Ritter, City Manager

**Subject Title:** Update on the proposed Carson City Federal Lands Bill.

**Staff Summary:** Staff would like to provide an update on the discussions we have held with our congressional representatives, the Forest Service, Bureau of Land Management and other stakeholders in relation to our proposed lands bill. Several recommendations have been received by our congressional representatives and their staffs and we have a counter proposal regarding the exchange of properties with the Forest Services for those areas in the western portion of the City.

**Type of Action Requested:** (check one)  
☐ Resolution ☐ Ordinance  
☐ Formal Action/Motion ☒ Other (Specify) Presentation

**Does This Action Require A Business Impact Statement:** ☐ Yes (XX) No

**Recommended Board Action:** No action requested. Informational only

**Explanation for Recommended Board Action:** n/a

**Applicable Statue, Code, Policy, Rule or Regulation:** n/a

**Fiscal Impact:** - n/a

**Explanation of Impact:** n/a

**Funding Source:** n/a

**Alternatives:** n/a

**Supporting Material:** Memo regarding changes and various maps demonstrating the various proposals.

**Prepared By:** Linda Ritter

Reviewed By: [Signature]  
(Department Head)  
[Signature]  
(City Manager)  
Melanie Boukett  
(District Attorney)

Date: 8-7-07

Date: 8-7-07

Date: 8-7-07

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

**TO:** Mayor and Board of Supervisors

**FROM:** Linda Ritter, City Manager

**DATE:** August 16, 2007

**SUBJECT:** Federal Lands Bill Activity Update

On January 18, 2007, after months of public meetings, the Board of Supervisors approved a preferred Federal Lands Bill Map to identify federal and city properties for exchange or transfer through a Congressional bill. This item is to update the Board on activities that have occurred since January in working with the Congressional representative and various stakeholder groups.

On June 1, 2007, City staff toured the Lands Bill properties with representatives from both Senator Reid's and Senator Ensign's offices, Congressman Heller's office, U.S. Forest Service, BLM, Washoe Tribe, Sierra Club and the Nature Conservancy. As a result of this tour and discussions with the various representatives, the Congressional representatives provided City staff with the following comments and direction:

- Concern was expressed over the intensity of potential uses of Silver Saddle Ranch (Parcel 40) under City ownership. Direction was given to work with the Silver Saddle Ranch stakeholder groups to develop a conceptual plan or written agreement as to what potential uses may occur on the ranch.
- The Forest Service continues to express reluctance over transferring ownership of the Borda Meadow property (Parcel 44) to Carson City. The Forest Service believes the desired uses can be accomplished through use agreements. Direction was given from the Congressional delegation to provide better justification as to why the City should own the property.
- Representatives from the regional and national levels of the Forest Service organization continue to push towards a "value-for-value" exchange of properties between Carson City and the Forest Service. Direction was given from the Congressional delegation to work with Forest Service representatives to see if a compromise can be reached on the exchange of properties between the City and USFS.

The attached "Urban Interface Overview Map" shows corrections made since the adoption of the preferred map by the Board of Supervisors in January 2007, as well as a potential

compromise position regarding the transfer between the City and the Forest Service. Following is a brief summary of staff's proposed revisions shown on the "Urban Interface Overview Map."

- Parcel 1 (Ash Canyon) – Expanded to include more of the City's Ash Canyon properties to the east of the original Parcel 1 while retaining the Ash Canyon Road right-of-way through the entire parcel in City ownership. The additional property is characterized by steep hillsides and is not identified for drainage improvements.
- Parcel 6 (Lakeview USFS) – Reduced so upper elevation property is retained in USFS ownership while transferring interface properties to the City.
- Parcel 7 (USFS) – Modified to exclude the 40-acre west half and add the southern 40 acres which was incorrectly identified as State property on the original map.
- Parcel 10 (Washoe Tribe) – The parcel was expanded to the north to include USFS property that was erroneously identified current Washoe Tribe land on the original map. This was an ownership/mapping error on the original map.
- Parcel 42 (Centennial Park) – Expanded to include an area already under lease by Carson City; the golf course is located on a portion of this expanded area. This was a mapping error on the original map.
- Parcel 43 (Eastern Portal Gateway) – Modified to stay in BLM ownership and changing the BLM designation of the property to allow the gateway features such as a public rest stop and kiosk rather than transferring ownership of the property to the City. This alternative would allow the desired use while reducing city liability for the property.

Also attached are maps showing the USFS's preferred alternative as well as the resulting ownership patterns from the City's and USFS's alternatives. Following is a summary of the acreages relating to the exchange between the City and USFS comparing the City approved map (January 2007), the City's potential alternative map (August 2007) included with this packet, and the USFS's proposed alternative. Staff remains concerned with application of a value to value exchange as the uses of the property will be the same, thus we feel that the properties would have the same value.

|                           | January 2007 Map | August 2007 Map | USFS Proposed Map |
|---------------------------|------------------|-----------------|-------------------|
| Carson City to USFS       | 1,722            | 2,257           |                   |
| USFS to Carson City       | 1,630            | 1,387           |                   |
| USFS Sale for Development | 33               | 33              | 33                |
| USFS to Washoe Tribe      | 215              | 289             | 289               |
| Carson net gain (loss)    | (92)             | (870)           |                   |
| USFS net gain (loss) *    | (123)            | 581             |                   |

\* Includes property transferred to Washoe Tribe but excludes economic development properties that are sold at market value by the Forest Service to purchase additional public lands.

Staff welcomes any comments you may have regarding this update and will continue updating the Board as our Federal Lands Bill weaves its way through the federal legislative process.