

Item # 13c

**City of Carson City
Agenda Report**

Date Submitted: August 12, 2008

Agenda Date Requested: August 21, 2008

Time Requested: 30 minutes

To: Mayor and Board of Supervisors

From: City Manager

Subject Title: Action to endorse the "Carson City Vital Community Act of 2008," a bill introduced in the U.S. Senate providing for the transfer and sale of certain federal lands within Carson City.

Staff Summary: The Carson City "lands bill" was introduced in the U.S. Senate on July 31, 2008, as a result of more than two years of collaboration with City officials, federal agencies, interest groups and Congressional delegates. This item will allow the Board of Supervisors to provide official support and comments regarding the bill to the Congressional delegation.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to endorse the Carson City Vital Community Act of 2008 as introduced in the U.S. Senate and direct staff to forward this endorsement to the Congressional delegation.

Explanation for Recommended Board Action: The bill is the result of years of public meetings to determine the desired future uses of federal properties surrounding Carson City. The bill provides for permanently protected open space, the sale of properties along commercial corridors for economic development, and other lands for parks and recreation facilities in conformance with the adopted Carson City Master Plan. Please refer to the attached materials for additional explanation.

Applicable Statute, Code, Policy, Rule or Regulation: N/A.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

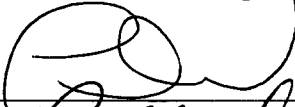
- 1) Continue the item to a future meeting to obtain more information; or
- 2) Take no action and provide staff with additional direction.


Supporting Material:

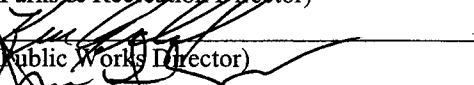
- 1) Staff memo
- 2) Press release from Senator Reid's office (7/31/08)
- 3) Bill Summary
- 4) Introduction statement from Senator Ried
- 5) Carson City press release (7/31/08)
- 6) Land Bill Map
- 7) Bill – "Carson City Vital Community Action of 2008" as introduced

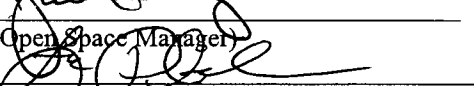
Prepared By: Lee Plemel, Development Services, Planning Division

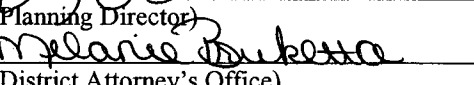
Reviewed By:

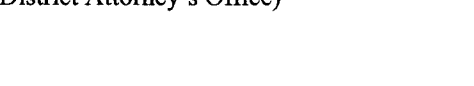


(City Manager)


(Parks & Recreation Director)


(Public Works Director)


(Open Space Manager)


(Planning Director)


(District Attorney's Office)

Date: 8/12/08
Date: 8/12/08
Date: 8/12/08
Date: 8/12/08
Date: 8/12/08
Date: 8-12-08

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)



Carson City Planning Division

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Carson City, Nevada 89706

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MEMO TO: Mayor and Board of Supervisors

FROM: Lee Plemel, Planning Division
Juan Guzman, Open Space

Andrew Burnham, Public Works
Roger Moellendorf, Parks & Recreation

DATE: August 21, 2008

SUBJECT: Carson City Lands Bill

The Carson City lands bill, titled the “Carson City Vital Community Act of 2008,” was introduced in the Senate on Thursday, July 31, 2008. This memo is intended to give you a brief summary and overview of the bill’s provisions. The attached documents provide additional information regarding the bill.

Introduction of the bill begins the process towards its final adoption in Congress. It should be noted that additional comments throughout the adoption process could still result in changes to the bill.

The proposed land transfers in the bill, as introduced, fall into the following general categories (also refer to the attached “Carson City, Nevada Area” map):

Transfer	Purpose or Use of Land	Acres
USFS to Carson City	“Natural areas;” open space	2,260
Carson City to USFS	USFS public lands	1,012
BLM to Carson City	Parks or public purposes	1,746
BLM to Carson City	Silver Saddle-Prison Hill-Ambrose nature area; passive recreation and open space under conservation easement	3,526
BLM to Carson City	“Reversionary” interest released for BLM lands currently under lease to Carson City for public purpose; lands may be auctioned	53
Federal to Washoe Tribe	Commercial, residential (limited to below 5,200’) & cultural use	293
Disposal for Sale	Commercial or residential use (depending on location and zoning)	153

Negotiations with the federal delegation, federal agencies, environmental groups and other interest groups have been ongoing since the Board of Supervisors approved a preferred lands bill map in January 2007. The proposed bill is significantly in conformance with the Board’s original proposal, with a few exceptions. Following are some of the general provisions in the bill to note:

Modifications from the preferred map approved by the Board of Supervisors on January 18, 2007:

- West side Carson City and USFS properties. The boundaries were modified to include additional City property going to the USFS and less USFS land coming to Carson City ownership. The City property going to the USFS remains as upper elevation property, while the City will obtain the “urban interface” properties closer to the developed areas (with the exception of Borda Meadow, noted below). The amount of land going from Carson City to the Forest Service changed from 1,722 acres to 2,260 acres, and the land coming from the Forest Service to Carson City changed from 1,630 to 1,012 acres.
- “Borda Meadow” 400 acres. This parcel is removed from transfer from the Forest Service to Carson City. The Borda Meadow parcel was the subject of intense debate, discussion and negotiation between the Forest Service, Carson City representatives and the Congressional delegation. Essentially, the transfer of the Borda Meadow to Carson City became a “deal breaker” for the Forest Service at the highest levels of their organization. However, as a result of these discussions, the Forest Service has agreed to enter into a joint management agreement with the City for the property.
- BLM to Carson City, Arrowhead Drive/Goni Road future park property. The BLM property on the south side of Arrowhead Drive, totaling approximately 22 acres, is removed from transfer to Carson City and will be retained by BLM. This portion of the property is being retained as a location for future BLM “Hot Shots” fire crew facilities. While this property was initially identified by Carson City as part of the site for a future park facility, staff believes the remaining 50 acres of property on the north side of Arrowhead Drive adequately addresses the park needs.
- Edmonds Sports Complex/Snyder Avenue Property. The Washoe Tribe requested additional property adjacent to the Stewart Colony property from the Congressional delegation, including unused portions of the Edmonds Sports Complex property. The delegation is proposing to transfer approximately five acres of property, excluding the Snyder Avenue right-of-way, in the southwest corner of the property, immediately to the west of the church property. This property is adjacent to Washoe Tribe property. The City has no long-range plans for this portion of the property for expansion of the Edmonds Sports Complex.
- Centennial Park. The Centennial Park property (north of Hwy. 50 East) has been removed from the Bill because Carson City already has a patent to the property for public purpose uses. However, there is approximately 80 acres north of the Arrowhead Drive shotgun range added in the proposed Bill to transfer a portion of property where the existing golf course encroaches beyond the existing patent lands.

Other Notable Draft Bill Provisions

- Conditions on transfer of “Bernhard” open space property (Sec. 101[c]). The Carson City Open Space program originally purchased the Bernhard property on Carson River Road with the intent to sell the property to the BLM when funding became available. The City purchased the property for \$1 million and ultimately sold it to BLM for \$2.5 million (both at appraised value at the time of sale). This issue of the City getting property that was sold to BLM returned for free was perceived as a “windfall” to various national interest groups, with additional concern of setting a precedent for future lands bills. City staff argued that the proceeds of the sale were used to purchase other open space properties in the interest of the general public and, further, that the property will remain in public ownership. Ultimately, the delegation has proposed that one-quarter of the profit made by the city in the resale of the Bernhard property (the difference between the sales prices, \$1.5 million x 0.25 =

\$375,000) be set aside as an endowment to be used by BLM to enforce the provisions of the conservation easement for the Silver Saddle Ranch-Prison Hill-Ambrose Park Nature Area (see below). It is anticipated that the endowment funds would come from the Open Space program.

- Conditions on transfer of Silver Saddle Ranch, Prison Hill and Ambrose Park areas (3,526 acres; Sec. 101[c]). These areas will come to Carson City ownership subject to a “conservation easement,” which is to be negotiated between the BLM and Carson City and is intended “to protect, preserve, and enhance the conservation values” of the properties. The properties are generally limited to passive recreation uses. The concept of a conservation easement over these properties was a compromise between the Congressional delegation and environmental groups concerned with the future potential uses of the property. The conservation easement provides more assurance that the property will be maintained for open space and passive uses in perpetuity, with the BLM as grantor of the easement. City staff believes that the proposed easement is consistent with the City’s intended uses for the properties as determined through the public participation process and recommended by the Board of Supervisors.
- Withdrawal of Urban Interface BLM property from mineral rights (Sec. 203). The Bill permanently withdraws approximately 15,000 acres of BLM property on the north and east sides of Carson City’s urban/suburban area from mining, mineral and geothermal laws and leases. This is consistent with the current withdrawal of these lands as identified in the BLM Urban Interface Plan, and this action will make the withdrawal permanent.
- Availability of Southern Nevada Public Land Management Act (SNPLMA) Funds (Sec. 204). The Bill amends SNPLMA to make funds available to Carson City for the purchase lands for parks or natural areas adjacent to the Carson River or within the floodplain of the Carson River. This is a great benefit to the Carson City Open Space program.
- Limitation of use of lands transferred to the Washoe Tribe (Sec. 301[d]). The lands transferred to the Washoe Tribe shall not be used for gaming. Additionally, residential uses adjacent to the Carson Colony property shall be prohibited above the 5,200-foot elevation contour consistent with Carson City’s “Skyline Ordinance.”

Please contact Larry Werner (887-2100), Lee Plemel (887-2180), Juan Guzman (887-2363), Roger Moellendorf (887-2363) or Andrew Burnham (887-2355) if you have any questions regarding the proposed bill or this information.



Newsroom

Legislation will help Carson City, BLM, Forest Service fulfill community vision

July 31, 2008

Washington, D.C. – Nevada Senators Harry Reid and John Ensign today introduced the Carson City Vital Community Act of 2008, a bill that will improve land management throughout Carson City and will help fulfill the community’s long-term master plan for growth and conservation. The legislation will also strengthen the ability of the U.S. Forest Service and the Bureau of Land Management (BLM) to focus on their core responsibilities of forest and rangeland management.

The Act is the result of an intensive collaborative process between the public and officials at the local and federal levels. This legislation will help keep growth compact, maintain the integrity of BLM and Forest Service lands surrounding Carson City, enhance open space opportunities, strengthen flood control measures and maintain easy access to public lands.

“This bill is a shining example of how everyone can benefit from working together on public lands legislation,” Reid said. “The people of Carson City created a vision for their beautiful community and we were able to give them the tools to make that vision a reality. I stand ready to work with communities all across Nevada that wish to take a comprehensive look at their challenges and opportunities.”

“This bill, similar to the Southern Nevada Public Land Management Act and its three successor bills, is about improving the quality of life for our communities. We appreciate the hard work and commitment of Mayor Marv Teixeira and city officials in developing a strong master plan, which served as the foundation for this legislation,” Ensign said. “This is yet another example of local officials and stakeholders working with the Congressional delegation to plan for the future of their community. Input from everyone involved is always imperative, and the result today is a bill that balances the need for targeted economic growth with preserving our open spaces and environment for future generations.”

“The cultural and natural resources of the Silver Saddle Ranch and the Carson River are important resources for our community. I am very pleased to be working with the Bureau of Land Management, Carson City, and the Nevada congressional delegation to protect these special places,” said Nancy Santos, President of Friends of Silver Saddle Ranch. “None of this would have been possible without the participation of numerous, committed stakeholders.”

“The lands bill process has been a wonderful collaborative effort,” said Duane Petite of The Nature Conservancy. “We were able to take into account Carson City’s unique natural, cultural and economic conditions while crafting solutions that create lasting results that benefit both people and nature. This legislation was built out of public input and is a major step in the right direction.”

The bill also provides lands to the Washoe Tribe, strengthening the tribe’s commercial and conservation efforts in Carson

City. Additionally, nearly 20,000 acres of BLM lands surrounding Carson City will be permanently withdrawn from future development to protect local viewsheds and public access. All of these actions will move Carson City one step closer to realizing the vision that it worked hard to develop through a public process that has now spanned more than four years.

For detailed information about the legislation, please click on the following links:

- [Highlights of The Carson City Vital Community Act of 2008 \(PDF\)](#)
- [The Carson City Vital Community Act of 2008 \(bill text\) \(PDF\)](#)
- [Statement of Senator Harry Reid on Introduction Of The Carson City Vital Community Act of 2008 \(PDF\)](#)
- [Carson City, Nevada Area Map \(PDF\)](#)
- [Skunk Harbor Conveyance Correction Map \(PDF\)](#)

#

Senator Harry Reid for Nevada | reid.senate.gov

CARSON CITY VITAL COMMUNITY ACT OF 2008

The origins of this legislation can be found in Carson City's collaborative master planning effort, "Envision Carson City," which concluded in 2006. At the end of Carson City's 2-year public process, city leaders had a clear message from their residents. The community wants to keep growth compact, maintain the integrity of the Bureau of Land Management and Forest Service lands surrounding the town, enhance open space and maintain easy access to public lands. The Carson City Vital



Community Act of 2008 was developed in close partnership with Carson City and other key stakeholders to help fulfill these goals.

WHAT THE LEGISLATION DOES

ADDS 2,200 ACRES OF PRIME, FORESTED LAND TO THE HUMBOLDT-TOIYABE NATIONAL FOREST

- Over 2,200 acres of high elevation, forested land owned by Carson City will be transferred to the Forest Service for protection in the National Forest System. These lands are currently surrounded by Forest Service and state park lands.
- Incorporating this large inholding into the Humboldt-Toiyabe National Forest will allow for improved management for wildlife habitat, watershed protection, and other important uses. It will also ensure that the land remains undeveloped and open for public access.

TRANSFERS 1,000 ACRES OF LOW ELEVATION, UNFORESTED LAND TO CARSON CITY FOR MANAGEMENT AS PROTECTED OPEN SPACE

- Roughly 1,000 acres of Forest Service land that border neighborhoods and commercial development – the 'wildland urban interface' – will be transferred to Carson City and permanently protected as open space.
- Transfer of the wildland-urban interface will allow Carson City to take a more hands-on approach in managing these border areas. Likewise, the Forest Service will be freed to focus more energy on its core mission of resource protection and forest health in the larger Humboldt-Toiyabe National Forest.
- Carson City will have the flexibility to treat these lands for hazardous fuels in order to better protect the neighborhoods and businesses on the west side of town.

IMPROVES MANAGEMENT AND PROVIDES PERMANENT PROTECTION FOR THE SILVER SADDLE RANCH AND CARSON RIVER AREA

- The 3,500-acre Silver Saddle and Carson River Area will be conveyed from the Bureau of Land Management (BLM) to Carson City. The city has been a key partner in the management of the property for nearly a decade through a strong partnership with the BLM and Friends of Silver Saddle.
- The BLM will retain a conservation easement over the conveyed lands, thereby protecting the area from further development and preserving the area's scenic and natural qualities.
- Carson City has over 20 employees dedicated to its open space and parks program. This will allow Carson City to intensively manage the conveyed lands.

CARSON CITY VITAL COMMUNITY ACT OF 2008

PRESERVES FOOTHILLS VIEWS, OPEN SPACE AND ACCESS TO PUBLIC LANDS

- Nearly 20,000 acres of BLM land on the east side of Carson City will be withdrawn from land disposal and mineral laws to protect the area and ensure it remains open and accessible.
- OHV use will be limited to existing roads and trails until the BLM completes their travel management planning process.

PROVIDES ACCESS TO SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT (SNPLMA) FUNDS FOR LAND ACQUISITIONS AND CONSERVATION INITIATIVES ALONG THE CARSON RIVER

- Through this amendment to SNPLMA, Carson City will be eligible for funds to purchase land for parks and open space along the Carson River. The federal lands along the Carson River will also be eligible for funding for conservation projects.

MAKES 150 ACRES OF HARD-TO-MANAGE BLM AND FOREST SERVICE LAND AVAILABLE FOR SALE AT FAIR-MARKET VALUE

- Roughly 150 acres of isolated and difficult to manage BLM and Forest Service land would be available for auction. Proceeds from these sales would be used to acquire environmentally sensitive lands and protect archaeological resources in Carson City.

ADDRESSES THE WASHOE TRIBE'S NEED FOR MORE LAND FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT

- About 300 acres of Forest Service and BLM land near the Carson and Stewart Colonies would be conveyed to the Washoe Tribe, with nearly half of those acres available for development.

PROVIDES LAND FOR CARSON CITY FOR RECREATION AND PUBLIC PURPOSES

- Roughly 1,700 acres of scattered BLM parcels would be conveyed to Carson City for recreation and public purposes and open space. The city currently controls about a third of this land through Recreation and Public Purposes Act leases.
- Carson City would use the land for much needed parks and to accommodate future flood control projects.

Statement of Senator Harry Reid on Introduction of the *Carson City Vital Community Act of 2008* July 31, 2008

MR. REID. Mr. President, today I rise with my good friend Senator Ensign to introduce the Carson City Vital Community Act of 2008.

The origins of this legislation can be found in Carson City's collaborative master planning effort, "Envision Carson City." In 2004, the elected officials in Carson City started a dialogue with their citizens to determine how the city should grow and change over the next 20 years. At the end of a 2-year public process, city leaders had a clear message from their residents. The community wants to keep growth compact, maintain the integrity of the Bureau of Land Management (BLM) and Forest Service lands surrounding the town, enhance open space opportunities and maintain easy access to public lands. The Carson City Vital Community Act of 2008 was developed in close partnership with Carson City and other key stakeholders to help fulfill these goals.

Before I describe this legislation and its importance, it might be helpful for me to explain that Carson City is both a city and a county. It wasn't always this way. For over a hundred years the town of Carson City was the county seat of Ormsby County. But in 1969 the county dissolved and the government functions were consolidated into what we now simply call Carson City.

Like all but one of our counties in Nevada, Carson City is mostly federal land. The town of Carson City is bounded on the west by Forest Service lands that stretch to the shores of Lake Tahoe and by BLM lands on the east. These open landscapes create a dramatic western backdrop for Nevada's state capital but also mean that the federal government is intimately involved in what would normally be local community decisions.

This legislation makes much needed adjustments to the pattern of federal land ownership in Carson City. We have strived to make changes that will improve the ability of the federal land management agencies to focus on their core goals. All too often, the BLM and the Forest Service are distracted from proper forest and range management by urban encroachment issues. We have a unique situation in Carson City where the community has offered to take on the responsibilities of managing the wildland-urban interface, while also offering to convey a major inholding to the Forest Service for incorporation into the Humboldt-Toiyabe National Forest. This is a major step in the right direction and hopefully will serve as a model for other communities around the west.

Our legislation also provides lands to the Washoe Tribe, strengthening the Tribe's conservation and commercial efforts in Carson City. Additionally, nearly 20,000 acres of BLM lands surrounding Carson City will be permanently withdrawn from future develop to protect local viewsheds and public access. All of these actions will move Carson City one step closer to realizing the vision that it worked hard to develop through a public process that has now spanned over four years.

Title I of this legislation aims to create a sensible land ownership pattern in Carson City, aligned with the community's vision of keeping growth compact and maintaining the integrity of the surrounding public lands. It also addresses two serious concerns facing the community: wildfires in the foothills of the Sierras and flooding along the Carson River.

Under this title, roughly 2,200 acres of Carson City land will be transferred to the Forest Service. This prime, forested land is far removed from Carson City and is surrounded by state park lands and the Humboldt-Toiyabe National Forest. Incorporating this large inholding into the Humboldt-Toiyabe will allow for improved management for wildlife habitat, watershed protection, and other important uses. It will also ensure that the land remains undeveloped and open for public access.

This title also makes important adjustments to the pattern of city and federal lands on the west side of the town. Roughly 1,000 acres of Forest Service land bordering urban areas will be conveyed to Carson City as protected open space. This conveyance will let both Carson City and the Forest Service do what they do best. Carson City can more actively manage urban interface uses and the Forest Service can focus on their core responsibilities of resource protection and forest health.

Proper management of this buffer area between Carson City's neighborhoods and businesses and the broader public lands is an issue of great concern to the community. On July 14, 2004, thirty-one homes and three businesses were destroyed or damaged in the Waterfall Fire which spanned nearly 9,000 acres of public and private land. Through our legislation, the Forest Service land that currently borders neighborhoods will be conveyed to Carson City, allowing the city to take a more prominent role in managing fuel loads in this critical area.

There is a different threat on the east side of Carson Valley. The Carson River has a long history of dramatic flooding. Over the last 150 years the river has flooded over 30 times, with half of those floods causing extensive damage. Two 100-year flood events have struck just in the last decade, one of which caused over \$5 million in damage. In a show of real vision and leadership, Carson City has started an aggressive campaign to acquire land along the Carson River, recognizing the value of protecting the natural function of the local floodplains.

Our legislation will enhance Carson City's efforts to acquire lands in the river corridor by conveying the 3,500-acre Silver Saddle Ranch and Prison Hill area from BLM to the city. Transferring these properties to Carson City will help create a large regional park along the Carson River, support the community's flood control efforts and address the community's call for open space. The city has been a key partner in the management of the Silver Saddle Ranch for over a decade. Along with the Friends of Silver Saddle, Carson City has taken the lead on the day-to-day management of the property, including providing law enforcement patrols and caring for facilities.

It is important to note that when this land is conveyed to the city it will come with conditions. The federal government will hold a conservation easement on these parcels to ensure that the scenic and natural qualities of the Silver Saddle Ranch and

Prison Hill are protected in perpetuity. The details of the conservation easement, which will focus on protecting the river corridor and the important wildlife habitat associated with the property, will be worked out by BLM, Carson City and key stakeholders like Friends of Silver Saddle and The Nature Conservancy.

In addition to supporting Carson City's forward-looking plans for the Carson River and its floodplain, conveying the Silver Saddle and Prison Hill area to Carson City also makes sense from a resource management perspective. BLM's Carson City District Office manages over 5 million acres of public land in western Nevada and eastern California. Their strength is managing Nevada's wide open spaces – not urban interface. Carson City, on the other hand, has far more resources to bring to bear in managing the Silver Saddle Ranch and Prison Hill area. Carson City has over 20 employees working on parks and open space, including two park rangers. They also have contracts in place with some of Nevada's most respected natural resource experts. The BLM will also keep a light hand in the management of this property by virtue of the conservation easement.

There is one unique provision related to the Silver Saddle Ranch and Prison Hill conveyance that deserves special mention. A small section of this land was once owned by Carson City. This 62-acre property, known as the Bernhard parcel, was slated to be subdivided into 35 home sites in 2001. The BLM and Carson City both recognized that the acquisition of this land was a priority for the protection of the Carson River corridor. Carson City responded quickly and acquired the parcel for open space before it could be developed. Their purchase price in 2001 was roughly \$1 million. Later, in 2006, the BLM purchased the Bernhard parcel from Carson City for fair market value, which by that time had reached \$2.5 million.

Under this legislation, we transfer the Bernhard parcel back to Carson City as part of the Silver Saddle Ranch and Carson River Area. We feel it is important that Carson City pay back 25 percent of the \$1.5 million profit they made on their transaction with the BLM. Why just 25 percent? The 25 percent reflects the remaining value of the land that is being conveyed back to Carson City after the conservation easement is taken into account. In western Nevada, conservation easements restricting development typically reduce property values by anywhere from 75 percent to 90 percent. We have required Carson City to come up with 25 percent, the most generous estimate of remaining value for the Bernhard parcel. When received, these funds will be placed into an endowment account for the BLM to use for the monitoring and enforcement of the conservation easement on the Silver Saddle Ranch and Prison Hill Area.

Our legislation also conveys roughly 1,700 acres of BLM land to Carson City for recreation and public purposes and open space. These are scattered parcels of BLM land in and around Carson City that would be used for primarily for parks, but also for flood control structures, municipal infrastructure like water tanks, and to give residents room to roam. Carson City already controls roughly a third of these acres through Recreation and Public Purpose Act leases. This bill would quickly and efficiently transfer these lands to the city.

Another provision of Title I deals with 53 acres of land that Carson City acquired from BLM years ago, under the Recreation and Public Purposes Act. The city now believes the land is better suited for commercial development. Although Carson City already owns these lands, by statute, if the city uses the land for something other than public purposes, the land reverts back to the BLM. Our legislation would remove the reversionary interest on these 50 acres so that Carson City can sell the land at an appropriate time. If the City decides to sell the land, we require that it be auctioned, with proceeds returning to the Carson City special account which provides funding for federal acquisition of sensitive lands and protection of noted cultural resources.

One of the parcels where the federal interest would be released is home to the Carson City Gun Club. Once on the edge of town, the shooting range is now surrounded by commercial development and the Eagle Valley Golf Course. Although our legislation would allow Carson City to sell this land, we have asked for and received a commitment that Carson City will not sell this property until the shooting facility has been relocated to another, more appropriate location.

The first title of our legislation also transfers 50 acres of Forest Service land to the BLM. The Forest Service is also authorized to develop and implement, in partnership with Carson City, a plan for managing its land in a way that minimizes the impact of flood events on nearby residential areas.

Under Title II, 150 acres of federal lands would be made available for sale through an open and competitive process. This includes the 50 acres transferred from the Forest Service to the BLM in Title I. All of the lands identified for sale in our legislation are isolated or seriously impacted by nearby commercial or residential development. Both agencies have concluded that these parcels should be disposed of and that this action is consistent with their respective management plans.

Similar to past Nevada land bills, this legislation directs the Secretary of Interior to reinvest the proceeds of these limited land sales back into important public projects. Ninety-five percent of the proceeds will be used to acquire environmentally sensitive lands in Carson City and to protect archaeological resources. The remaining five percent of the proceeds will go to Nevada's general education program.

This title also permanently withdraws nearly 20,000 acres of BLM lands in Carson City from land sales and mineral development. These same lands, located north and east of Carson City are already *administratively* withdrawn by the BLM. This bill would make the withdrawal permanent, preserving foothill views, open space and access to public lands, in line with "Envision Carson City."

Our bill also provides guidance that Off-Highway Vehicle (OHV) use on BLM lands in Carson City should be restricted to existing roads and trails until the BLM completes their travel management planning process. The Pine Nut Mountains east of Carson City are a favorite destination for local and visiting OHV enthusiasts. This provision will better protect this area until routes can be designated.

Finally, the second title of the bill opens a new avenue for Carson City to continue their conservation efforts along the Carson River. The Southern Nevada

Public Land Management Act (SNPLMA) will be amended to authorize funds for Carson City to acquire land for parks and trails along the Carson River and to authorize conservation initiatives, also along the Carson River. In addition, we make a small change to SNPLMA which will only affect Washoe County. In the White Pine County bill of 2006 (P. L. 109-432), Washoe County was given access to SNPLMA through 2011 to acquire part of the Ballardini Ranch. The county has made good progress towards this acquisition, but may not make the 2011 deadline. We are pleased to extend the authorization to 2015.

Title III addresses the Washoe Tribe's pressing need for more land for residential and commercial development. Tribal lands adjacent to both of the colonies in Carson City, Stewart and Carson, would be expanded by this legislation. Carson Colony tribal lands would grow by over 280 acres. On this parcel, the lands located below the 5,200-foot elevation contour would be available for residential or commercial development. The lands above the 5,200-foot contour would only be available for traditional tribal uses, like ceremonial gatherings, hunting and plant collecting. Tribal lands at the Stewart Colony would grow by only 5 acres, all of which would be available for commercial and residential development.

In 2003, Senator Ensign and I passed legislation that conveyed 25 acres of Forest Service land at Skunk Harbor, on the shores of Lake Tahoe, to the Washoe Tribe. Unfortunately, the parcel was not accurately described in the legislation and consequently the land that was conveyed did not fully reflect our commitment to the Tribe. This bill includes a technical correction that will provide a long overdue fix to the Washoe Indian Tribe Trust Land Conveyance (P. L. 108-67).

Lastly, this bill directs the Forest Service to develop a cooperative agreement with the Washoe Tribe to ensure the Tribe's access across Forest Service land for their traditional "lifeway" walk to Lake Tahoe. For centuries the Washoe people have moved from the Pine Nut Mountains east of Carson City in the fall to Lake Tahoe in the summer. Our legislation ensures that they are able to continue this important tradition.

This bill, Mr. President, is built on years of public input. We believe it is a model piece of legislation and appreciate the support of our colleagues in this effort. We look forward to working with Chairman Bingaman, Ranking Member Domenici and the other distinguished members of the Energy and Natural Resources Committee to move this bill forward during the time we have remaining in this legislative session.

Media RELEASE

FOR IMMEDIATE RELEASE

Date: August 1, 2008
Contact: Larry Werner, City Manager
(775) 887-2100 ext. 30062
lwerner@ci.carson-city.nv.us



CARSON CITY LANDS BILL INTRODUCED IN U.S. SENATE

Bill transfers federal lands adjacent to city to city ownership

Carson City, Nev. July 31, 2008 - Senators Harry Reid and John Ensign introduced legislation today providing for the transfer and sale of more than 6,700 acres of federal property in and around Carson City. The lands bill is called the "Carson City Vital Community Act of 2008," and is the result of more than four years of local, federal and public collaboration.

The bill calls for Carson City to take over ownership and management of approximately 6,200 acres of U.S. Forest Service (USFS) and Bureau of Land Management (BLM) lands for permanent open space, parks and other public uses. Approximately 1,000 acres will come from the USFS and approximately 5,200 acres from the BLM.

The city will give the USFS 2,260 acres of city-owned property in the upper elevations of the Sierra Nevada Mountains, west of the city. This will result in the city owning public lands that are closer to its developed areas, while outlying areas will be retained in federal ownership.

A total of 293 acres will also be transferred from federal ownership to the Washoe Tribe of California and Nevada, adjacent to the existing Carson and Stewart Colonies, for residential and cultural uses.

Unlike most other lands bills, the Carson City bill identifies only 153 acres, a fraction of the total lands involved, for sale for economic development. Most of these lands are located along the U.S. Highway 50 commercial corridor, but also includes approximately 35 acres of property already identified for disposal by BLM for residential use.

-MORE-

-Carson City Lands Bill, page 2 of 3-

The Carson City bill is the result of an extensive public participation process and collaboration between the city, federal agencies, and various interest groups. The city used its two-year master plan update process, "Envision Carson City," beginning in 2004 to solicit public comments on how growth should occur in the city and how the community envisions the future of surrounding public lands.

The resulting master plan calls for compact city growth and preserving the surrounding hillsides from future development. This allows for anticipated future growth within the city while protecting environmentally sensitive areas. It is also the most efficient form of growth, maximizing the use of available city resources, according to city planners.

Further public outreach was conducted after the city's master plan process to solicit input specific to the lands bill issues. Additionally, a series of public workshops were conducted, with the assistance of the National Park Service, specifically to plan for the use of the historic Silver Saddle Ranch, Prison Hill open space property and other properties along the Carson River, collectively known in the bill as the "Silver Saddle Ranch and Carson River" property.

The bill sets a process for the city to work with the BLM and other interest groups to establish a conservation easement over the Silver Saddle Ranch and Carson River property to protect the Carson River and ensure continued use of the land for undeveloped open space, passive recreation, agriculture and wildlife protection. The city will establish an endowment of \$375,000 for the Silver Saddle Ranch property, from which the interest will be used for the ongoing enforcement of the easement.

The bill also amends the Southern Nevada Public Lands Management Act (SNPLMA) to give Carson City access to funds to purchase environmentally sensitive lands along the Carson River.

The Carson City Board of Supervisors are anticipated to make an official endorsement of the bill at their August 21 meeting.

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Transfer Summary for Open Space, Parks, Recreation and Public Purpose Uses

Transfer	(Acres)
Carson City to USFS	2,260
USFS to Carson City	1,012
BLM to Carson City	5,272

Summary of Other Transfers/Disposals

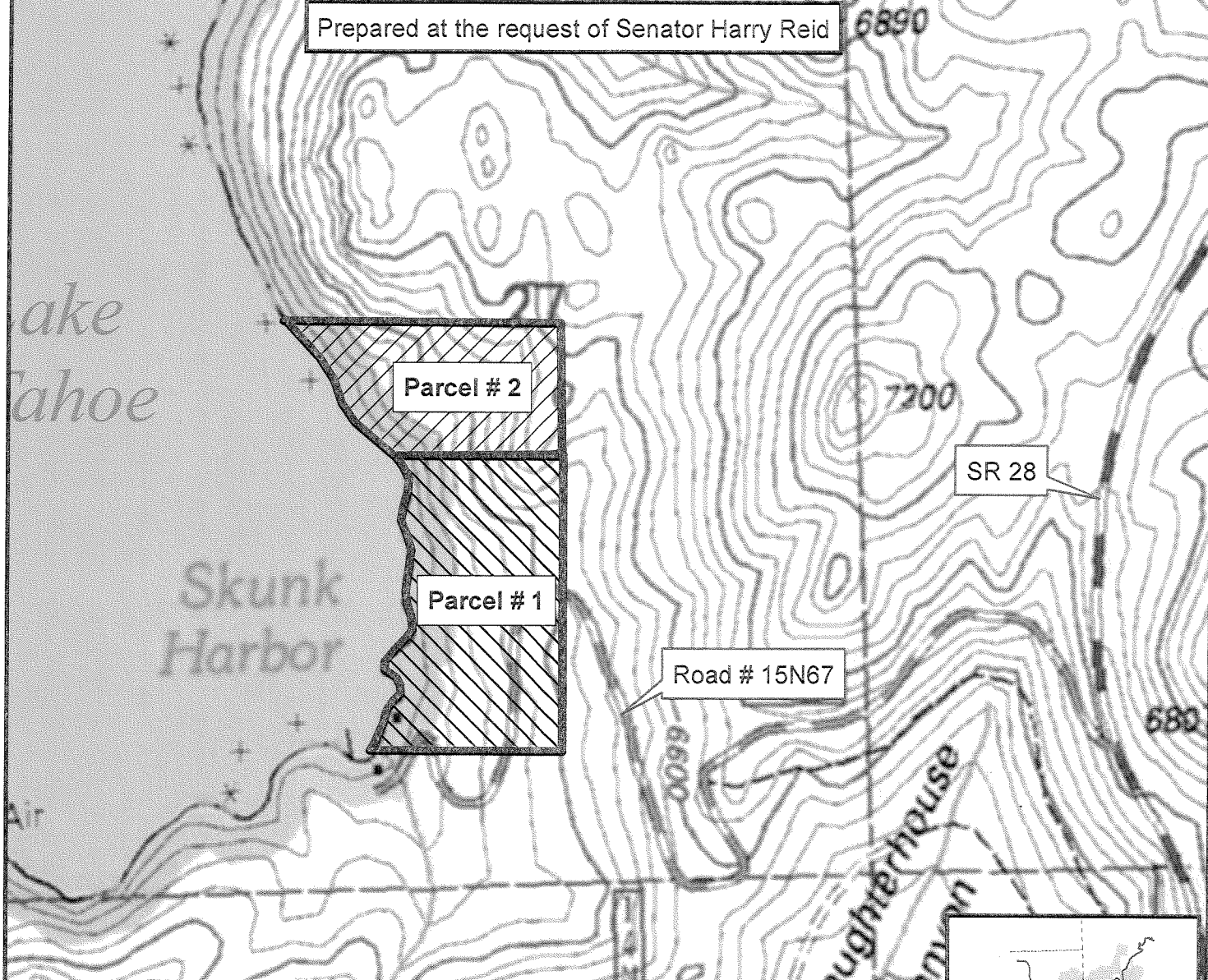
Transfer	(Acres)
Federal to Washoe Tribe	293
Disposal For Sale	153

For additional information on the Carson City Lands Bill, contact Lee Plemel, Planning Director, (775) 887-2180 ext. 1003, lplemel@ci.carson-city.nv.us, or Juan Guzman, Open Space/Property Manager, (775) 887-2115 ext. 1004, jguzman@ci.carson-city.nv.us.



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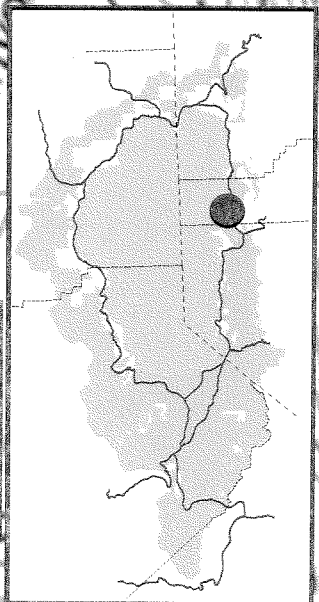
Skunk Harbor Conveyance Correction 06/24/2008

Prepared at the request of Senator Harry Reid



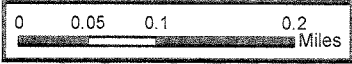
Legend

-  Land Held in Trust for Washoe Tribe per PL 108-67
-  Jurisdiction Transfer from Interior to Agriculture



Prepared at the request of Senator Harry Reid. This map does not represent the official position of the US Department of Agriculture. The Forest Service uses the most current and complete data available. GIS data and product accuracy may vary. They may be: developed from sources of differing accuracy; accurate only at certain scales; based on modeling or interpretation; incomplete while being created or revised; etc. Using GIS products for purposes other than those for which they were created may yield inaccurate or misleading results. The Forest Service reserves the right to correct, update, modify, or replace GIS products without notification.

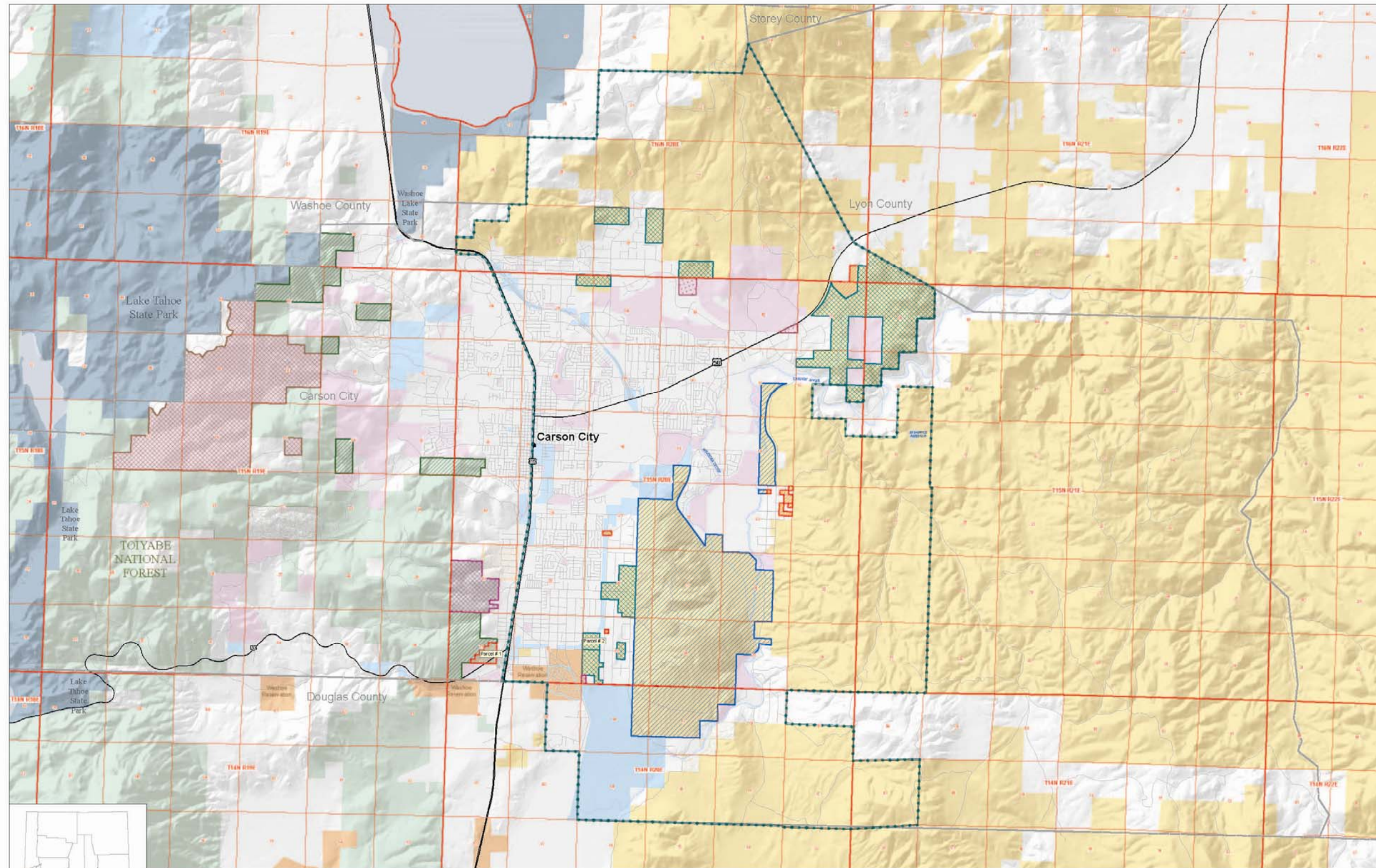
For more information, contact:
Lake Tahoe Basin Management Unit
35 College Dr, South Lake Tahoe, CA 96150
(530) 543.2600 (530) 541.4036 TTY



Carson City, Nevada Area

This map prepared at the request of Senator Harry Reid

July 17, 2008



Proposed Actions

- Urban Interface Withdrawal Boundary
- Lands for Disposal
- Silver Saddle Ranch and Carson River Area
- To Carson City for Natural Areas
- To Carson City for Parks and Public Purposes
- To US Forest Service
- To Washoe Tribe
- Reversionary interest of the United States released

- Cities & Towns
- US Highway
- Local Streets
- County/City Boundary
- Townships
- Sections
- City of Carson City
- State Administered
- Washoe Tribal Land
- BLM Pending
- USFS Pending
- Washoe Reservation
- Bureau of Land Management
- Forest Service
- Nevada State
- Private
- State Park
- Lake/River



This map is intended to be plotted at 34" x 44"