

**City of Carson City
Agenda Report**

Date Submitted: December 26, 2006

Agenda Date Requested: January 4, 2006

Time Requested: 90 minutes (6:00 p.m.)

To: Mayor and Board of Supervisors

From: City Manager, Planning Division, Parks & Recreation Department

Subject Title: Discussion and possible direction from the Board of Supervisors regarding a Carson City Federal Lands Bill Map to identify a preferred alternative that will be used as the basis to create a Federal Lands Bill for Carson City consisting of proposed legislation to be considered by the U.S. Congress to allow for the exchange and/or transfer in ownership of lands owned by the federal government in Carson City.

Staff Summary: The Carson City Federal Lands Bill Map includes the identification of federally-owned lands and city-owned lands where ownership may be exchanged and/or transferred and used for public or private activities including, but not limited to, management of open space, parks and recreation, economic development, and public utilities and services. The Board of Supervisors is tentatively scheduled to take action to accept a final Lands Bill Map on January 18, 2007.

Type of Action Requested:

Resolution

Ordinance - First Reading

Formal Action/Motion

No action required; possible direction to staff

Does This Action Require A Business Impact Statement: Yes No

Advisory Commissions and Committees Action: (See attached memo.)

Recommended Board Action: No action required. Possible direction to staff.

Explanation for Recommended Board Action: See attached memo.

Applicable Statute, Code, Policy, Rule or Regulation:

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: N/A.

Supporting Material:

Staff memo (Pages 1-4)

Summary table - proposed parcel groups - Dated December 18, 2006 (Page 5)

Summary table - individual proposed parcels (Pages 6-7)

Property descriptions and summaries (Pages 8-58)

Land management cost assumptions (Page 59)

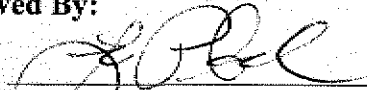


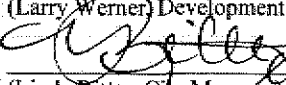
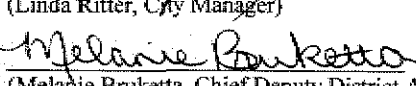
Summary of individual parcel proposed management costs (60-96)

Supporting Materials (Continued)

- RCI report - Addendum 2 (Pages 97-104)
- RCI report - Addendum 1 (Pages 105-113)
- Press release regarding meeting dates (Page 114)
- Second press release regarding meeting dates (Page 115)
- Public comments (Pages 116-190)
- Minutes of the Carson River Advisory Committee (Pages 191-199)
- Minutes of the Advisory Board to Manage Wildlife (Pages 200-204)
- Minutes of the Parks and Recreation Commission (Pages 205-223)
- Minutes of the Open Space Advisory Committee (Pages 224-248)
- Minutes of the Planning Commission (Pages 249-254)
- Maps (Pages 255-259)

Prepared By: Lee Plemel, Planning Division; Juan Guzman, City Property Manager

Reviewed By:

 Walter Sullivan, Planning Director	Date: <u>12/26/06</u>
 (Roger Moellendorf, Parks & Recreation Director)	Date: <u>12/26/06</u>
 (Larry Werner, Development Services Director/City Engineer)	Date: <u>12/26/06</u>
 (Linda Ritter, City Manager)	Date: <u>12/26/06</u>
 (Melanie Bruketta, Chief Deputy District Attorney)	Date: <u>12-26-06</u>

Board Action Taken:


Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

MEMORANDUM

TO: Board of Supervisors

FROM: Federal Lands Bill Staff Team 

SUBJECT: Federal Lands Bill Map Discussion

DATE: January 4, 2007

BACKGROUND

This item is part of a public participation process to solicit public feedback and make recommendations to the Board of Supervisors regarding the Carson City Federal Lands Bill Map. The map will be used as the basis to create a Federal Lands Bill for Carson City consisting of proposed legislation to be considered by the U.S. Congress to allow for the exchange and/or transfer in ownership of lands owned by the federal government in Carson City. The following criteria was used by staff in creating recommendations for parcels of land to be included in the bill.

1. The property is needed to implement the Carson City Master Plan, including the Parks and Recreation Master Plan, Unified Pathways Master Plan, or the Open Space Master Plan.
2. The proposed use or management strategies cannot be accomplished under the current ownership and/or use designation.
3. The proposed use or management strategies can be accomplished more efficiently or in a more reasonable amount of time under City ownership.
4. The property is located at the "urban interface" with development or is surrounded by existing development and therefore federal ownership is not in keeping with the national mission of the federal agencies managing the land.
5. The proposed land transfers create more contiguous land management units and reduce the "checkerboard" ownership pattern of federal, city, and private lands.

The maps attached at the end of the packet show the properties under consideration. The subject properties are cross-hatched. Also note that some properties are hatched because they were previously identified for transfer of ownership but are currently proposed to be retained in federal ownership based on subsequent recommendations. Additional properties may be recommended for inclusion based on public input and discussion.

Existing ownership is identified by the color of the underlying parcel—blue is Carson City, dark green is U.S. Forest Service (USFS), and light brown is Bureau of Land Management (BLM). The proposed uses and ownership are identified for each property. In drafting the lands bill, each property would be deed restricted to the proposed uses upon transfer of the property. In other words, those uses could not change in the future at the discretion of the owner without another act of Congress (literally, not figuratively).

The draft Map shows staff's most recent recommendations based upon recommendations from various advisory boards, the public and city staff, as well as consideration for fiscal management responsibilities. In some instances, recommendations from various advisory boards are in direct conflict with each other. All advisory board recommendations have been forwarded to the Board of Supervisors for their consideration in making final recommendations to the Congressional delegation.

The City is working on the proposed Lands Bill Map at the request of the Nevada Congressional delegation, working through the City Manager's office. The interdepartmental team working on the

lands bill consists of the City Manager, the Public Works Director, the Parks and Recreation Director, the Open Space Manager, and the Principal Planner.

Most other counties in Nevada are working on similar bills. The model for other bills from the west have been to request Congress for federal lands to be used for economic development and paying appraisal value for those lands plus setting aside areas for wilderness designation to mitigate the loss of federal lands. Carson City's bill generally requests that federal lands located at the interface be transferred in order to be managed by the City. Lands requested for economic development total 144 acres, or 1.44% out of the 10,011 acres of lands identified on the draft Lands Bill Map for exchange. Most of the federally owned properties identified are located inside or adjacent to the developed areas of the City that no longer support the federal agencies' national mission.

With the current Congressional support, this presents a unique opportunity to Carson City to identify lands that may be more appropriately managed by Carson City or others rather than a federal agency such as USFS or BLM. Generally, the federal agencies support the disposal of properties that are isolated within urban areas or located at the urban interface, adjacent to private lands, for local government management. The Lands Bill Map also identifies properties that may be used for recreation uses or other public purposes uses. A few properties are identified for disposal for private development.

While proposed uses generally need to be identified for the Lands Bill, there are no specific development proposals being reviewed or approved at this time. For example, the Silver Saddle Ranch (Carson River Road area) has been identified as a location for a potential regional park. A fairly broad range of recreation uses may be permitted in the future under this designation. However, the only question at this time is whether or not the City should pursue ownership and management of the land for the ability to develop these uses on the property in the future. Detailed uses of the property would still be subject to approvals through the specific development permitting process, including additional public hearings.

DISCUSSION

The following is a summary discussion regarding the main recommendations of advisory boards per parcels (polygons) with the numbers shown on the maps.

Parcels 1A & 1B: The Planning Commission requested additional review of these parcels (previously identified as one parcel) with more information on management and fiscal responsibility. Consideration had been given to dispose of these upper-watershed properties to the Forest Service or State Parks. Due to the large area that these parcels encompass and the nature of the forested area and terrain, there is a higher cost of fire management for these parcels relative to other properties being considered under this Lands Bill. However, upon analysis, staff has concluded that there are fiscal resources to accomplish this continued management of the property while retaining ownership. Parcel 1B contains Ash Canyon Road, and continued control of this key access point into the Sierras is highly desirable to Carson City. Therefore, staff recommends retaining Parcel 1B in City ownership. The Open Space Advisory Committee recommended that no lands be deeded to the U.S. Forest Service except where necessary to provide better management units and where no net gain of land results into U.S. Forest Service ownership.

Lake Tahoe State Parks owns and manages thousands of acres to the west of Parcel 1A. Parcel 1A has been identified as a properties that may be desired for acquisition by State Parks from Carson City. Staff continues to work with State Parks and the Division of State Lands to identify other Forest Service

properties abutting the existing State Park that may be desired by State Parks to be included in the Federal Lands Bill.

Parcels 27, 28A, 28B, and 29 (Sedge Drive and Brunswick Canyon): At the very beginning of the process, staff explored the idea with various advisory boards to relocate the shotgun facility, as well as the rifle range and other facilities that use shooting as a form of recreation into these parcels. Residents of the Pinion Hill area, however, vigorously protested such a future proposed use and the concept was dropped by staff. Subsequently, the Parks and Recreation Commission, as well as the Planning Commission, expressed their desire that these parcels be managed by the City due to the importance for the potential location of access and trails facilities. Staff, however, has not forwarded that recommendation on the maps because staff believes that the same facilities could be obtained under the ownership of the Bureau of Land Management through an RP&P or special use permit process. The addition of the lands under City ownership would add to the expenditure and potential liability of fire protection and management costs.

Parcel 40 (Silver Saddle Ranch): All advisory boards recommended that Parcel #40 be requested in the bill to be transferred to Carson City for the land to be developed as a regional park. The boards, however, differ somewhat on the emphasis to be placed on the development of the regional park. The Parks and Recreation Commission and Carson River Advisory Committee emphasized the use of the area as a natural park rather than a more developed park. Staff advised through all of the hearings of the advisory boards that a planning process will be followed in order to determine the exact nature of the development of the park and that, rather than the advisory groups being bogged down by the details of the future specific development intensity of the park, that they should concentrate their efforts in determining if the land should be transferred to Carson City or not, to be used in the future as a regional park. There is consensus among all the advisory boards that Carson City should use this opportunity to obtain ownership of the Silver Saddle Ranch.

Parcel 41 (Prison Hill Recreation Area): With the acquisition of the Silver Saddle Ranch property just to the east of the Prison Hill Recreation Area, the inclusion of the Prison Hill Recreation Area creates a logical property management unit for the area. BLM Carson City field office staff supports this concept, as this property is separated from other larger tracts of BLM land and is located at the urban interface. This was also recommended for inclusion by the Open Space Advisory Committee, the Parks and Recreation Commission, and the Advisory Board to Manage Wildlife.

Of these groups of parcels, #30 has been the most controversial. Originally, staff proposed that #30 be requested from the federal government to be transferred to the State of Nevada for the development of a workforce housing project. The residents of the Hidden Meadows Subdivision and surrounding areas made their presence known at all the advisory committee meetings and testified as one voice against the use of that parcel for that purpose. The advisory committees somewhat agree with the Parks and Recreation and Open Space Advisory Committee recommending that the parcel be used primarily as open space as part of the Prison Hill Recreation Area (Parcel #41). The Planning Commission, had the most comprehensive recommendation advising the Board of Supervisors that the parcel be transferred into the ownership of Carson City and that Carson City uses the regular master plan change of land use and development processes to determine ultimate use, including the possibilities of public facilities, affordable housing, or open space. The Parks and Recreation Commission made a vigorous recommendation that the term "economic development" be removed as a potential use from this parcel. It is the Staff Team's recommendation that the parcel be transferred to Carson City and that the master plan change of land use and Planning Commission's existing processes be used in determining its ultimate land use, if necessary.

Parcel 42 (Centennial Park) – Staff recommends including this property in the Lands Bill in order for the City to obtain clear title on the property. Currently, the City has a patent on the property, but all public purposes uses on the property are subject to review and permits from BLM. While the proposed action would still limit potential uses on the property to parks, recreation and public purpose uses, clear ownership of the property would more easily facilitate the City's control of future uses. There has not been any opposition to this request.

Parcel 43 (Eastern Portal Gateway) – Past city planning efforts have identified this location as a possible gateway into Carson City to include, potentially, a visitors stop, lookout point, and public information kiosk. Under the present BLM designation of Open Space for the property, such structures would not be allowed. An open space gateway would still be preserved and the hillside viewshed would be protected in this area.

Parcels 49 and 50 (Pinion Hills area): There are scattered two-acre to five-acre parcels presently owned by the Bureau of Land Management and they appear as residential areas of the Pinion Hill neighborhood in Carson City. Staff has conducted a windshield survey of those parcels in order to determine their ability to sustain single-family dwellings or if they are better suited to be kept as open spaces. Specifically, Parcel #49 is a low flood plain area that is more suited as an open space. Within Polygon #50, however, staff's recommendation is for the Board of Supervisors to consider requesting title of the land and use the public process to sell the land. First right of refusal may be given to existing land owners in adjacent areas, and the parcels may be packaged in a way that areas which are not easily developed may create additional space for existing or developable lots.

MORE RECENT REQUESTS BY STATE PARKS AND THE OPEN SPACE ADVISORY COMMITTEE

Parcel #44: Parcel #44 consists of approximately 400 acres and is encompassed by the Borda Meadow. It is the recommendation of the Open Space Advisory Committee that Carson City obtain title of the Borda Meadow and surrounding vicinity. The committee believes the land is important because of its water retention capacity, its potential to alleviate the peak of flooding, its scenic beauty, and recreation potential, which includes area to provide access to trails, developed picnic areas, and similar facilities.

Parcel #10: Parcel #10 as drafted has been requested by the Washoe Tribe. The tribe wishes to incorporate a physical route connecting to their ancestral lands in the vicinity of Lake Tahoe.

Parcels #46A and 46B: These parcels have been discussed with State Parks. State Parks, however, will follow up with a formal written request once the agency studies the proposal more thoroughly.

CITIZEN PARTICIPATION PLAN

There has been a vigorous and extensive citizen participation program conducted since August of 2006 consisting of public information workshops where opportunities were available to present written comments, as well as public meetings conducted by advisory boards where oral and written testimony was received. In addition, staff has met with the U.S. Forest Service, Bureau of Land Management, Washoe Tribe, and the State of Nevada on multiple occasions. Over 20 meetings in the last five months have been conducted. The letters and written comments received are attached to this report.

**Proposed Lands Bill Parcel Exchange Summary
Per December 18, 2006, Draft Map**

Land Transfer Summary

Proposed Owner ►	CC/OS	CC/RPP	BLM/OS	USFS	WT	DISP	State	Total
Current Ownership ▼	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	Given
CC	X	X	0	1,722	0	0	0	1,722
BLM/OS	2,725	24	X	0	0	0	0	2,749
BLM/RPP	774	1,469	0	0	0	78	0	2,321
BLM/DISP	64	0	56	0	0	33	0	153
USFS	1,630	0	0	X	743	33	660	3,066
Total ac. Received:	5,193	1,493	56	1,722	743	144	660	10,011

CC = Carson City

WT = Washoe Tribe

BLM = Bureau of Land Management

USFS = US Forest Service

Uses:

OS = Open Space

RPP = Recreation and Public Purpose

DISP = Identified for exchange/disposal for private development

Statistics:

5,056 acres from BLM to Carson City

1,630 acres from USFS to Carson City

1,722 acres from Carson City to USFS

4,964 acre net gain of property into Carson City ownership

743 acres from USFS to Washoe Tribe

660 acres from USFS to State Lands

-1,344 acres net gain (loss) to USFS

(-684 acres net gain (loss) to USFS excluding properties going to the State)

Area of designated Open Space (including all lands identified for exchange that are current BLM OS designated lands and all USFS lands):

7,537 acres currently

8,341 acres proposed

804 acres net gain in designated open space

Land disposal for private development:

33 acres from USFS

111 acres from BLM

144 total acres identified for private development

1.44% of total proposed exchange lands identified for development

Lands Bill Parcel Summary Per December 18, 2006, Draft Map

Parcel	Proposed Owner/Use		CC/OS (acres)	CC/RPP/BLM/OS	USFS	WT	Private Devel.	State Parks	City keeps	BLM keeps	Estimated Annual City Maintenance Costs*				Existing/Non-City
	Current	Use									OS	P&R	Water	SW	
1A - Upper Ash Canyon	CC	OS			1,722							\$5,273	\$15,820		
1B - Ash Canyon	CC	OS							784			\$7,088	\$7,088		
2 - West side	CC	OS							37			\$362	\$1,086		
3 - West side	CC	OS							74			\$250	\$750		
4 - West side	CC	OS							40			\$250	\$750		
5 - West side	CC	OS							40			\$271	\$812		
6 - USFS	USFS	OS	567									\$4,223	\$4,223		
7 - USFS	USFS	OS	83									\$750	\$750		
8 - Timberline	USFS	OS	79									\$2,192			
9 - C HILL	USFS	OS	148									\$2,126			
10 - Washoe Tribe	USFS	OS				743									
11 - Voltaire	USFS	OS	151									\$1,291		\$3,872	X
12 - Voltaire	USFS	OS	120									\$1,997			
13 - Hwy. 50 W.	USFS	OS					30								X
14 - Costco	USFS	OS					3								X
15 - Private well	BLM	OS					0								
16 - Goni Rd. 1	BLM	DISP													\$1,000
17 - Arrowhead Dr.	BLM	RPP				39						\$2,255			
18 - Arrowhead Dr.	BLM	RPP				38						\$1,353			
19 - Trap/Skeet Range	CC	RPP							40						X
20 - Hwy. 50 E.	BLM	RPP						7							X
21 - Eastern Portal	BLM	RPP						71							X
22 - Landfill	BLM	RPP				236								\$4,208	
23 - Landfill	BLM	RPP	774									\$5,698	\$5,698		
24 - Museum	BLM	RPP				74						\$578	\$578		
25 - Rifle Range	BLM	RPP				40						\$1,102			
26 - Ambrose	BLM	OS	169									\$1,372	\$4,114		
27 - Deer Run Rd.	BLM	OS								103					\$2,466
28A - Deer Run Rd.	BLM	OS								445					\$7,370
28B - Deer Run Rd.	BLM	OS								91					See 48A
29 - Deer Run Rd.	BLM	OS								303					\$4,446
30 - 5th St/Prison Hill	BLM	RPP				31						\$1,382			
31 & 32 - Colorado St.	BLM	DISP						3							
33 - Prison Hill	BLM	RPP				145						\$1,412	\$4,234		X
34 - S. Edmonds	BLM	DISP													
35 - Bennett Ave.	BLM	DISP	20										\$2,870		X
36 - Edmonds	BLM	RPP				12						\$1,770			
37 - Edmonds	BLM	RPP				23						\$2,046			
38 - Edmonds Sports	CC	RPP							74						X
39 - Pinion Pines	BLM	DISP													
40 - Silver Saddle	BLM	RPP				831						\$3,944	\$11,831		\$2,134
41 - Prison Hill	BLM	OS	2,437									\$37,577			
42 - Centennial Park	CC	RPP								878					X
43 - Eastern Gateway	BLM	OS				24						\$1,000			
44 - Borda Meadow	USFS	OS	400									\$5,302	\$5,302		

Lands Bill Parcel Summary Per December 18, 2006, Draft Map

Parcel	Proposed Owner/Use		CC/OS (acres)	CC/RPP (acres)	BLM/OS (acres)	USFS (acres)	WT (acres)	Private Devel.	State Parks	City keeps	BLM keeps	Estimated Annual City Maintenance Costs*				Existing/Non-City	
	Current	Use										OS	P&R	Water	SW		Landfill
45 - Grill Drainage	USFS	OS	82									\$357			\$1,070		X
46A & B - USFS	USFS	OS							660						\$1,425		
47 - Goni Water Tank	BLM	OS/Disp	80											\$1,425	\$3,024		
48 - Goni Drainage	BLM	OS	79														
49 - Carson River	BLM	DISP	4									\$1,000					
50 - Pinion Hills	BLM	DISP						28									X
Totals:			5,193	1,493	56	1,722	743	144	660	1,967	942	\$93,219	\$5,216	\$54,149	\$12,261	\$9,906	\$17,416

* If obtained or retained, responsible City Department:

- OS = Open Space Division
- P&R = Parks & Recreation Department
- Water = Public Works, Water Division
- SW = Public Works, Stormwater Division
- Landfill = Public Works, Landfill Division

Land Transfer Summary

Proposed Owner	Current Ownership	CC/OS (acres)	CC/RPP (acres)	BLM/OS (acres)	USFS (acres)	WT (acres)	DISP (acres)	State (acres)	Total Given
CC	X	0	1,722	0	0	0	0	0	1,722
BLM/OS	2,725	24	X	0	0	0	0	0	2,749
BLM/RPP	774	1,469	0	0	0	78	0	0	2,321
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Total ac. Received:	5,193	1,493	56	1,722	743	144	660	10,011	



CC = Carson City
 WT = Washoe Tribe
 OS = Open Space
 RPP = Recreation and Public Purposes uses
 DISP = Identified for disposal to private development

Summary:

Land Transfers:
 5,056 acres BLM to Carson City
 1,630 acres USFS to Carson City
 1,722 acres Carson City to USFS
 4,964 Total net gain of property into Carson City ownership

743 acres USFS to Washoe Tribe
 660 acres USFS to State Lands
 -1,344 acres net gain (loss) to USFS

Area of designated Open Space (including all current BLM OS designated lands and all USFS lands that are identified for exchange):

7,537 acres currently
 8,341 acres proposed
 804 acres designated Open Space net gain

Land Disposal to Private Development:

33 acres USFS
 111 acres BLM
 144 acres total disposal for private development

1.44% = Total of proposed exchanged lands identified for development

-684 acres net gain (loss) to USFS excluding State properties

**Federal Land Bill Map
Individual Property Descriptions and Summaries**

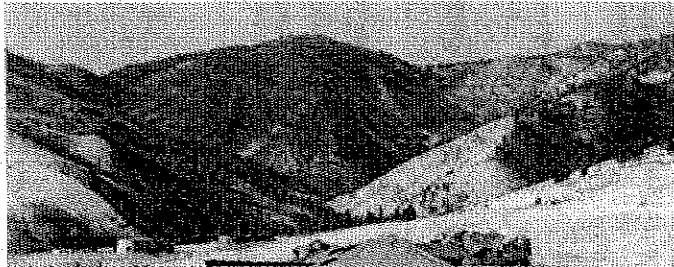
Per Draft Map Dated December 18, 2006

Property APN(s): 7-031-06, -15; portion of 7-091-25

Total Acres: 1,722 acres

General Location: West side, Sierra ridgeline down the westerly portion of Ash Canyon, excluding most of Ash Canyon Road.

Recommendation: Carson City dispose of property to USFS or State Parks.



Proposed Uses: Watershed, open space.

Current Ownership: Carson City

Current management designation/uses: Public.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$21,093

Property characteristics: Forested area, much of it burned in the Waterfall Fire. Property includes small portion of Ash Canyon Road near the ridgeline, which serves as an access to the State Park around Marlette and Hobart Lakes. Access to most of the property is difficult due to topography except along Ash Canyon Road.

Benefits of City ownership of property:

- More control of watershed management
- Consistent with Open Space Master Plan
- Control of fire fuels reduction management

Issues:

- Poor access to property
- Relatively high annual cost of management
- Fire protection and fire rehab

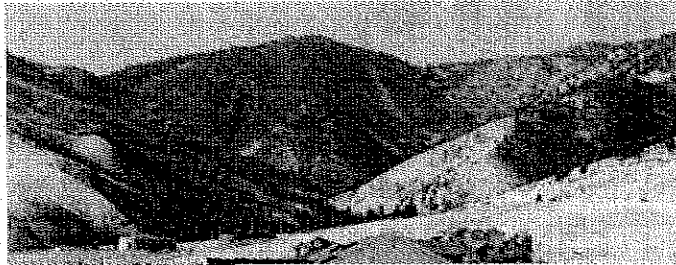
Rationale: The USFS or State Parks are better suited to manage upper forested areas. The property does not interface with developed private properties in the urban or suburban areas of the city and, therefore, is not a high priority for fire fuels management by the City. The City has not conducted fire management maintenance on the property in the past due to the lack of suitable access to the property and the associated costs. The property is contiguous with both USFS and State Parks properties, and State Parks has expressed an interest in obtaining the property.

Property APN(s): 7-061-09; 7-091-54, portion of 7-091-25

Total Acres: 784 acres

General Location: West side, lower portion of Ash Canyon to (but not including) Quill water treatment property, including much of Ash Canyon Road.

Recommendation: Retain in Carson City ownership.



Proposed Uses: Watershed, open space.

Current Ownership: Carson City

Current management designation/uses: Public.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$14,176

Type of maintenance:

Property characteristics: Forested area, much of it burned in the Waterfall Fire. Property includes much of Ash Canyon Road above the State water tank parcel, which serves as an access to the State Park around Marlette and Hobart Lakes. Access to most of the property is difficult due to topography except along Ash Canyon Road.

Benefits of City ownership of property:

- Control of Ash Canyon Road
- More control of watershed management
- Consistent with Open Space Master Plan
- Control of fire fuels reduction management

Issues:

- Relatively high annual cost of management
- Ash Canyon Road maintenance
- Fire protection and fire rehab

Rationale: The subject properties contain Ash Canyon Road access and lower Ash Canyon drainage areas. Retaining ownership of the property that contains Ash Canyon Road retains a much higher level of control of road access and maintenance than putting the property under federal ownership. Ash Canyon Road is currently maintained by Carson City;

Property APN(s): 7-091-12

Total Acres: 37 acres

General Location: West side, southwest of Lakeview neighborhood.

Recommendation: Retain in Carson City ownership.



Proposed Uses: Open space, trails.

Current Ownership: Carson City

Current management designation/uses: Public.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,448

Property characteristics: Steep terrain with no vehicular access. Within the Waterfall Fire burn area.

Benefits of City ownership of property:

- Control of trail facilities construction
- Control of fire fuels reduction management
- Urban interface property

Issues:

- Cost of management, fire protection and fire rehab

Rationale: The property is at the urban interface with residential development (Lakeview), and the City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences.

Property APN(s): 7-091-47 & -48

Total Acres: 74 acres

General Location: West side, west of Timberline/Westwood neighborhood.

Recommendation: Retain in Carson City ownership.



Proposed Uses: Open space, trails.

Current Ownership: Carson City

Current management designation/uses:
Public.

Can proposed uses be accomplished under
current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,000

Property characteristics: Steep terrain with no vehicular access. Within the Waterfall Fire burn area.

Benefits of City ownership of property:

- Control of trail facilities construction
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection and fire rehab.

Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences.

Property APN(s): 7-061-03

Total Acres: 40 acres

General Location: West side Sierras, approximately 2 miles due west of Quill water treatment plant, within Waterfall Fire burn area.

Recommendation: Retain in Carson City ownership.



Proposed Uses: Watershed, open space.

Current Ownership: Carson City

Current management designation/uses: Public.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,000

Property characteristics: Forested area mostly burned in Waterfall Fire. Access to property provided by 4-wheel drive road currently used as a public trail. The property abuts USFS property and private property (Long property). The Long property has previously been identified as a potential property for open space purchase by Carson City.

Benefits of City ownership of property:

- Control of trail facilities construction
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection and fire rehab
- Isolated City parcel would be consolidated with surrounding USFS property

Rationale: The property has adequate access for management and is adjacent to property identified for potential purchase by Carson City for open space.

Property APN(s): 7-061-23

Total Acres: 40 acres

General Location: West side, approximately 1/4-mile south of Kings Canyon Road.

Recommendation: Retain in Carson City ownership.



Proposed Uses: Watershed, open space.

Current Ownership: Carson City

Current management designation/uses: Public.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,083

Property characteristics: The property is at the bottom of the Borda meadow, with a perennial stream (Kings Canyon Creek) running through it. The property abuts a two-acre residential area to the north, and is presently surrounded on the three other sides by USFS property, including the 40 acres to the south that was recently sold to USFS by Carson City Open Space.

Benefits of City ownership of property:

- Control of watershed management.
- Control of fire fuels reduction management (including sheep grazing)

Issues:

- Cost of management, fire protection and fire rehab.
- Adjacent Borda Meadow property is identified for acquisition by Carson City in order to facilitate sheep grazing operations for fire prevention management.

Rationale: With the acquisition of the adjacent Borda Meadow by Carson City from the Forest Service, the subject parcel would logically be included within the proposed property management "unit." The continued ownership of this parcel and the acquisition of the adjacent Borda Meadow property would create an opportunity for ongoing sheep grazing operations in the vicinity to manage fire fuels reduction. Under continued Federal ownership, sheep grazing is more difficult to accomplish.

Property APN(s): 7-091-03, -11, -76, -78 & -79

Total Acres: 567 acres

General Location: West of and adjacent to Lakeview area.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Open space, trails.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?
X Yes ___ No

Annual Maintenance Cost: \$8,446

Property characteristics: Steep, forested terrain mostly within the Waterfall Fire burn area. Access road to Hobart Reservoir and Marlette Lake traverses through portions of the property. Ash Canyon Road goes through a small portion of the southwest corner of the property. Property is adjacent to Lakeview Park property and Lakeview residential areas.

Benefits of City ownership of property:

- Control of trails facilities construction
- Control of fire fuels reduction management

Issues:

- Relatively high annual cost of management

Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences. Transfer to Carson City reduces "checkerboard" federal ownership pattern.

Property APN(s): 7-091-22, -23 & -24

Total Acres: 83 acres

General Location: Approximately ½-mile west of Timberline/Westwood area.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Open space, trails.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,000

Property characteristics: Steep, forested terrain within the Waterfall Fire burn area. Ash Canyon Road goes through a small portion at the south end of the property.

Benefits of City ownership of property:

- Control of trails facilities construction
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection and fire rehab

Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences. The property is surrounded by City property, so transfer to Carson City reduces "checkerboard" ownership pattern.

Property APN(s): 7-091-16

Total Acres: 79 acres

General Location: North and adjacent to Timberline area.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Open space, trails, viewshed management.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$2,192

Property characteristics: Sparsely forested area within the Waterfall Fire burn area, with few surviving trees. USFS has replanted the area with seedling trees. Access to the property is available for trails; emergency vehicle access to portions of the property exists.

Benefits of City ownership of property:

- Control of trails facilities construction
- Located adjacent to residential development at the urban interface
- Located adjacent to existing city-owned property
- Reduces "checkerboard" federal ownership pattern
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection and fire rehab

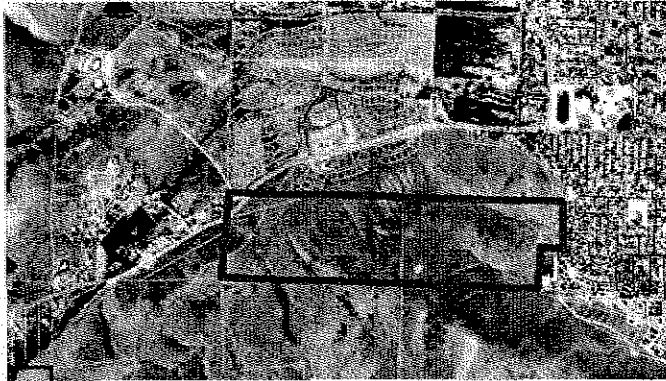
Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences. The property is adjacent to other City property and transfer to Carson City reduces "checkerboard" federal ownership pattern.

Property APN(s): 7-061-18, 9-014-06

Total Acres: 148 acres

General Location: "C-Hill," south of Kings Canyon Road.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Open space, trails, viewshed management.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$2,126

Property characteristics: Hillside property with existing trails access to top of C-Hill. Low brush on property has burned periodically, including during the Waterfall Fire.

Benefits of City ownership of property:

- Control of trails facilities construction
- Located at the urban interface
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection and fire rehab.

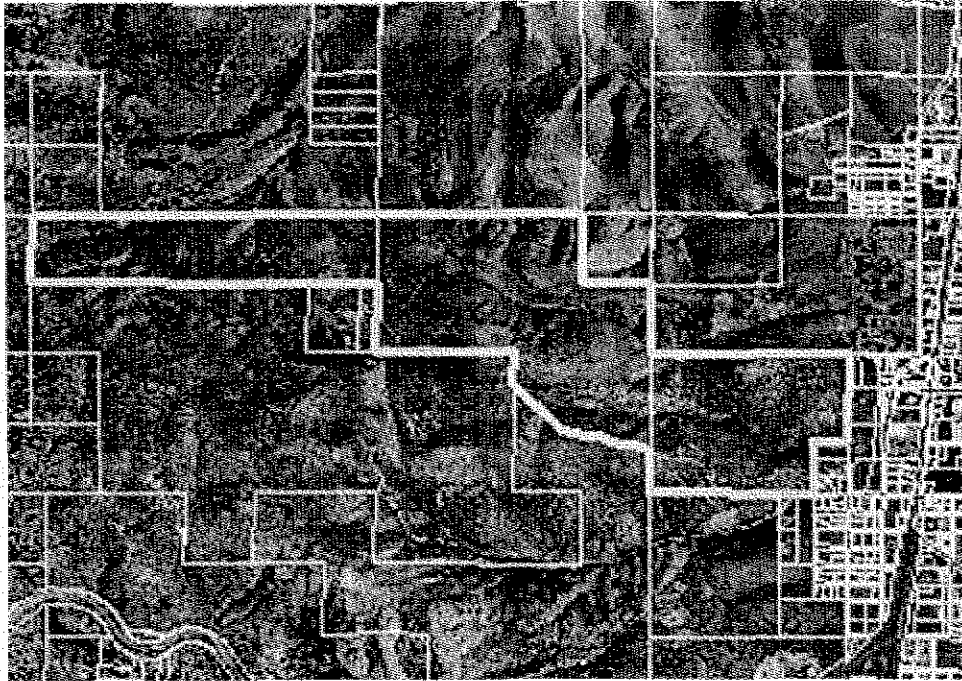
Rationale: The parcel is located at the urban interface. The City would have more control over fire management issues, trails construction and the C-Hill US flag. The property is highly visible from the urban areas of Carson City, and critical pathways/trails linkage on the Pathways Master Plan runs through the property.

Property APN(s): Portion of 9-151-04

Total Acres: 743 acres

General Location: Approximately 1/2-mile west of South Carson Street near Koontz Lane, southwest of Carson Indian Colony.

Recommendation: Transfer ownership from USFS to Washoe Tribe



Proposed Uses:
Washoe Tribe,
open space,
cultural activities

Current
Ownership:
USFS

Current
management
designation/uses:
USFS

Can proposed
uses be
accomplished
under current
ownership and
designation?
X Yes ___ No

Annual Maintenance Cost: N/A. (Washoe Tribe ownership)

Property characteristics: Hillside property with existing trails access to top of C-Hill. Low brush on property has burned periodically, including during the Waterfall Fire.

Benefits of City ownership of property: N/A

Issues: N/A

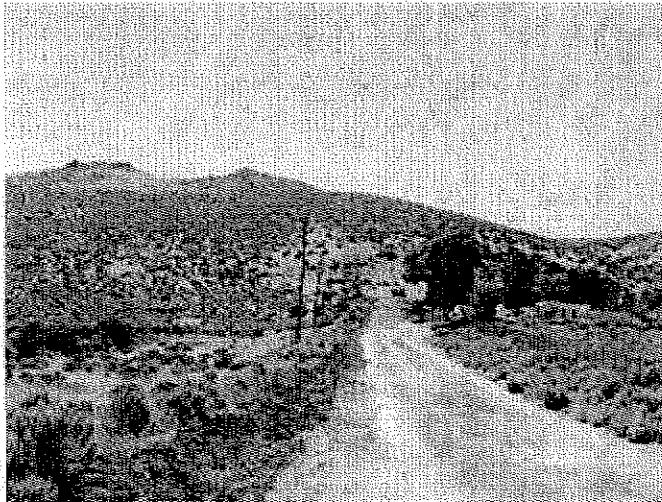
Rationale: The parcel adjacent to the Carson Indian Colony and other Washoe Tribe property to the north. Expansion of the Washoe Tribe property will give them more control of access and drainage facilities above the Colony property and provide more ownership management control in general. The Washoe Tribe has expressed interest in obtaining additional federal lands.

Property APN(s): Portion of 9-151-04; 9-291-01

Total Acres: 151 acres

General Location: Voltaire Canyon vicinity approximately 1/2-mile west of South Carson Street near Clearview Drive.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Open space, trails, viewshed management.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$5,163

Property characteristics: Hillside property adjacent to urban interface. City water tank facilities are located on the property.

Benefits of City ownership of property:

- Control of trails facilities construction
- Located at the urban interface
- Control of fire fuels reduction management

Issues:

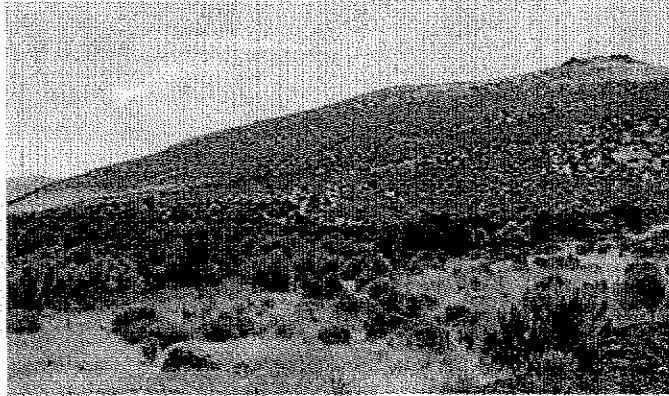
- Cost of management, fire protection and fire rehab

Rationale: The parcel is located at the urban interface and contains existing city water tank facilities. The property is highly visible from the urban areas of Carson City. The City would have more control over fire management issues, trails construction and any necessary future public facilities, including potential flood/drainage management facilities. The City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences.

Property APN(s): Portion of 9-273-02; Portion 9-301-01 Total Acres: 120 acres

General Location: North of and adjacent to Highway 50 West, approximately ¼-mile to one mile west of South Carson Street.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Open space, trails, viewshed management.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,997

Type of maintenance:

Property characteristics: Hillside property adjacent to urban interface.

Benefits of City ownership of property:

- Control of trails facilities construction
- Located at the urban interface
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection and fire rehab

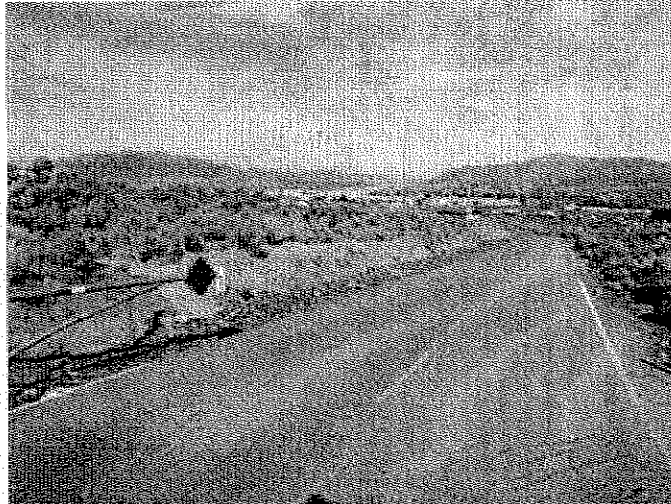
Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than the Forest Service to reduce risk of catastrophic fire and to protect existing residences. With the inclusion of other USFS properties to the north, this property would be contiguous with other properties under city management.

Property APN(s): Portion of 9-273-02; Portion 9-301-01

Total Acres: 30 acres

General Location: North of and adjacent to Highway 50 West, approximately ¼-mile west of South Carson Street near the future freeway intersection.

Recommendation: Transfer ownership from USFS to Carson City for disposal.



Proposed Uses: Economic development: commercial uses.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: No fiscal impact upon disposal of the property.

Property characteristics: The property has moderate slopes of approximately 8% to 15%. The property is located adjacent to Highway 50 West and has excellent visibility from the highway and the future freeway interchange at South Carson Street.

Benefits of City ownership of property: N/A. Development of the property with commercial uses will have a positive impact on the fiscal health of the city by generating sales tax.

Issues: N/A.

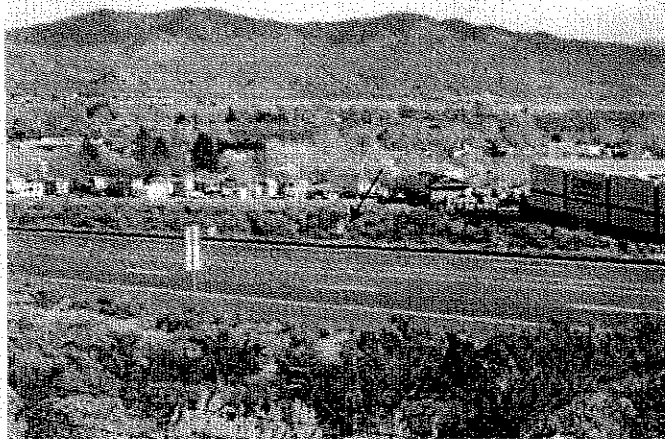
Rationale: The proximity of the property to the future freeway interchange and the high visibility of the property from the highway make the property a desirable commercial location. As commercial property becomes scarcer in Carson City, especially along the freeway, the demand for commercial property will make development at this location economically feasible. Commercial development on this property would tie in with anticipated commercial development on adjacent, commercial properties already in private ownership.

Property APN(s): 9-302-03

Total Acres: 2.8 acres

General Location: South side of Highway 50 West approximately ¼-mile west of South Carson Street; directly behind Costco building.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Public facilities (drainage), economic development.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: No fiscal impact upon disposal of the property.

Property characteristics: The property is located adjacent to Hwy. 50 West, on the south side behind Costco and adjacent to the Comstock RV Park. Access to the parcel is only available through one of these adjacent parcels. The property slopes significantly up from the existing development to the highway. The parcel contains landscaping and drainage facilities associated with the development of Costco.

Benefits of City ownership of property:

- Carson City would obtain full control of existing drainage facilities on the site
- Property can be disposed of for economic development

Issues: N/A.

Rationale: The property contains drainage facilities and slope landscaping associated with the development of the adjacent Costco store. The parcel cannot be developed as a "stand-alone" property due to lack of access.

Note: This property is already identified for disposal by USFS in an existing Lands Bill in Congress. Inclusion of this property in this Lands Bill process is solely as a back up measure in the event that the current Bill that includes the subject parcel (as well as other non-Carson City parcels) fails or stalls in Congress.

Property APN(s): Portion 8-023-12

Total Acres: Approx. 1/4 acres

General Location: North of 30 Heaven Hill Way, east of Imus Road.

Recommendation: **BLM disposal of property to the adjacent property owner.**

Proposed Uses: Inclusion with adjacent private property to include private well facilities and other structures built onto BLM property.

Current Ownership: BLM

Current management designation/uses: Open Space.

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: N/A.

Property characteristics: The property is located adjacent to and on the north side of APN 8-023-16, 30 Heaven Hill Way. The subject property slopes significantly up from the existing residential area. The subject portion of the property adjacent to APN 8-023-16 contains private well facilities and structures inadvertently constructed on the BLM side on the property line.

Benefits of City ownership of property: N/A.

Issues: N/A.

Rationale: The sale of the subject portion of the property from the BLM to the adjacent property owner would resolve an existing property boundary intrusion onto the BLM parcel.

Property APN(s): Portion 8-011-11

Total Acres: 40 acres

General Location: North terminus of Goni Road.

Recommendation: Retain in BLM ownership and change BLM use designation from "Lands Available for Development" to "Recreation and Public Purpose."



Proposed Uses: Open space, trails, utilities, watershed management.

Current Ownership: BLM

Current management designation/uses: Identified for disposal/exchange for private development.

Can proposed uses be accomplished under current ownership and designation?
 Yes No

Annual Maintenance Cost: \$1,000

Property characteristics: The property is located at the northern terminus of Goni Road, adjacent to the east boundary of the Cinderlite extraction pit. The property has minor drainage courses through it, and the only viable vehicular access is via Goni Road.

Benefits of City ownership of property:

- Control of Goni Road access and improvements
- Control of trail facilities construction
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement and dumping enforcement

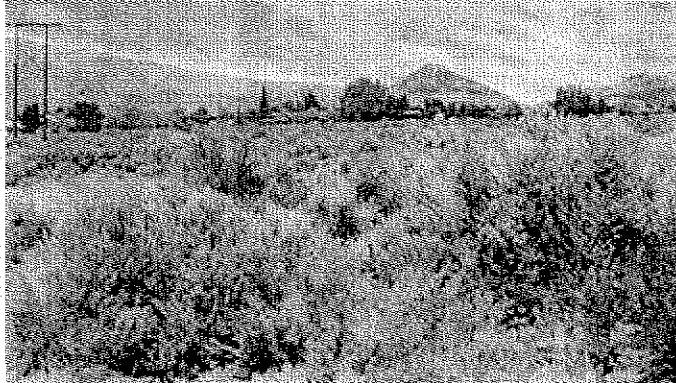
Rationale: The property is not well-suited for development due to access and other geographic constraints and should be retained for public purposes. The property is contiguous with other BLM open space properties to the north and to the west for contiguous land ownership and management.

Property APN(s): 8-134-01, 8-135-01

Total Acres: 39 acres

General Location: North and south sides of Arrowhead Drive, approximately 1/4-mile west of Goni Road.

Recommendation: Transfer ownership from BLM to Carson City.



Proposed Uses: Park facilities.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$2,255

Property characteristics: The property is located approximately 1/2-mile west-northwest of the end of the Carson City Airport runway, outside the runway "clear zone." The property is gently sloping with views of the Eagle Valley and views south to Jobs Peak in the Carson Valley. The property is not desirable for high-intensity development or residential development due to its proximity to the airport. The property is surrounded by private properties and another similarly-situated BLM property, and it is not contiguous with surrounding BLM lands.

Benefits of City ownership of property:

- Would allow control and development of community park facilities
- City control of property that is surrounded by private property within the city
- Disposal of isolated "infill" parcel by BLM
- Consistent with Master Plan Land Use Map and Parks and Recreation Master Plan

Issues: N/A

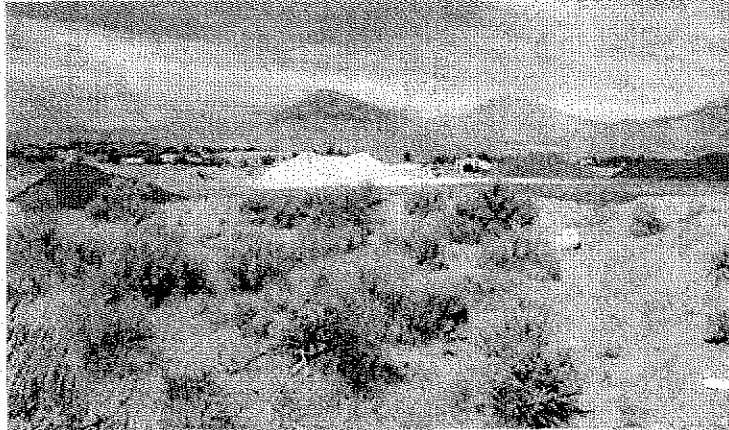
Rationale: The property has been identified in the Carson City Master Plan and Parks and Recreation Master Plan for potential development as a park site. Upon development of the site with city park facilities, the city would take on all maintenance and liabilities regardless of the ownership being with BLM or the City. City ownership gives the city more control over the management of the property. BLM is not well-suited to actively manage smaller infill parcels such as this property.

Property APN(s): 8-134-02, 8-135-02

Total Acres: 38 acres

General Location: North and south sides of Arrowhead Drive, west side of Goni Road.

Recommendation: Transfer ownership from BLM to Carson City upon termination of mining mill site claims and operations.



Proposed Uses: Park facilities.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP); mining mill-site claims on both parcels.

Can proposed uses be accomplished under current ownership and designation?

X Yes* ___ No

* Subject to termination of mill site claims and operations on the parcels.

Annual Maintenance Cost: \$1,353

Property characteristics: The property is located approximately ¼-mile west-northwest of the end of the Carson City Airport runway, outside the runway "clear zone." The property is gently sloping with views of the Eagle Valley and views down to Jobs Peak in the Carson Valley. The property is not desirable for high-intensity development or residential development due to its proximity to the airport. The property is surrounded by private properties to the north and east, another similarly-situated BLM property to the west, and city-owned airport property to the south. The property is not contiguous with surrounding BLM lands.

Benefits of City ownership of property:

- Would allow control and development of community park facilities
- City control of property that is surrounded by private property within the city
- Disposal of isolated "infill" parcel by BLM
- Consistent with Master Plan Land Use Map and Parks and Recreation Master Plan

Issues:

- Continuation of mill site mining claims could preclude acquisition of property

Rationale: The property has been identified in the Carson City Master Plan and Parks and Recreation Master Plan for potential development as a park site. Upon development of the site with city park facilities, the city would take on all maintenance and liabilities regardless of the ownership being with BLM or the City. City ownership gives the city more control over the management of the property. BLM is not well-suited to actively manage smaller infill parcels such as this property.

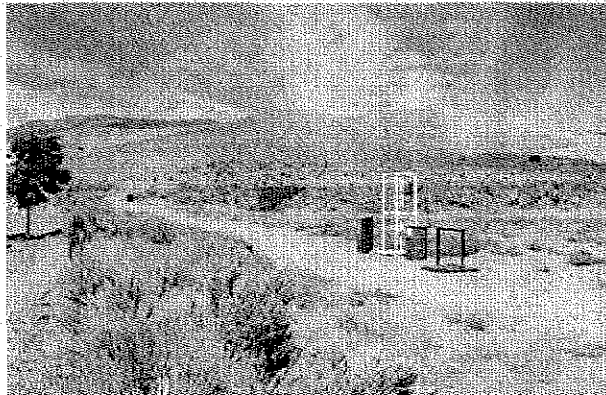
Mill site operations may continue on the site indefinitely for valid mining claims at the discretion of the mining claim holder(s). Transfer to Carson City would occur only upon the legal termination of such claims.

Property APN(s): 8-202-12

Total Acres: 40 acres

General Location: Northeast of Arrowhead Drive, west of Centennial Park and Eagle Valley West Golf Course.

Recommendation: Clear RPP restrictions from the title to allow for disposal by Carson City for economic development (industrial/commercial uses). Identify portion of sale proceeds to fund relocation of existing shooting facilities.



Proposed Uses: Economic development; Industrial/commercial uses.

Current Ownership: Carson City (with deed restrictions under the patent from BLM)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?
 Yes No

Annual Maintenance Cost: No fiscal impact upon disposal of property.

Property characteristics: The property is located northeast of Arrowhead Drive and west of Centennial Park and Eagle Valley West Golf Course. The property is currently used by the Carson City Gun Club for trap, skeet and sporting clays shooting. The property is adjacent to existing industrial property to the west and south and is suitable for development with minimal slopes. While Carson City presently owns title to the land, it is currently deed restricted to recreation and public purpose uses.

Benefits of City ownership of property: Disposal of property by sale for economic development would result in increased tax base for Carson City while providing funds for the relocation of shooting facilities to a more appropriate location.

Issues: Carson City currently maintains the property.

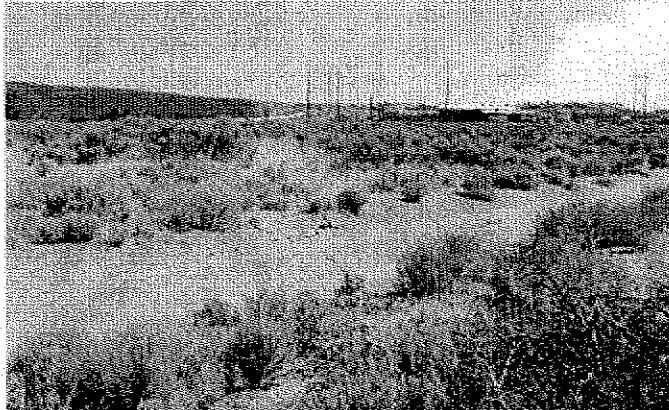
Rationale: As the existing industrial area grows and more development occurs around the shooting facilities, the shooting facilities become increasingly incompatible with surrounding uses. The property is in a prime location for industrial development with adequate access and infrastructure to accommodate development. With other industrially zoned areas in the city—i.e. Highway 50 East and Fairview Drive—anticipated to develop with more commercial/retail-oriented uses in the future, the amount of remaining industrial property is shrinking. The sale of the property could generate significant revenue to provide for the relocation and improvement of the existing shooting facilities.

Property APN(s): 8-521-74

Total Acres: 7 acres

General Location: South side of Highway 50 East, approximately 500 feet west of Drako Way.

Recommendation: Clear RPP restrictions from the title and transfer the property from BLM to Carson City for economic development and public purpose uses.



Proposed Uses: Economic development: Commercial uses, public parking, V&T Railroad terminal tourist-related uses.

Current Ownership: Carson City (with deed restrictions under the patent from BLM)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: No fiscal impact; Carson City currently maintains the property.

Property characteristics: The property is a remnant parcel on the south side of Highway 50 East that was part of the Centennial Park BLM patent to Carson City. While Carson City presently owns title to the land, it is currently deed restricted to recreation and public purpose uses. The property is vacant and is adjacent to the proposed V&T Railroad terminus.

Benefits of City ownership of property: The City already has ownership and liability on the property. The proposed action would be to clear the title for the property to allow a broader range of uses to accommodate economic development in the area.

Issues: Carson City currently maintains the property.

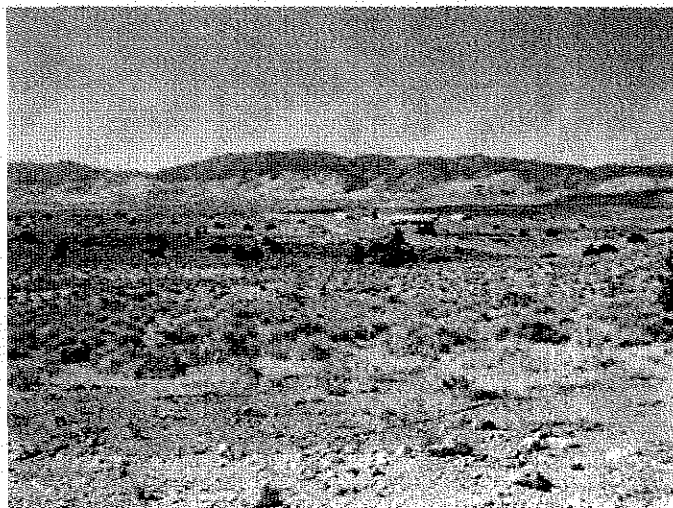
Rationale: While part of the Centennial Park property patent, the subject parcel is a remnant piece that has no value or purpose for recreation uses. With the V&T Railroad proposed for construction adjacent to the property, control of the property by the city without the current use restrictions will allow the city to use the property for economic development purposes.

Property APN(s): Portion 8-011-19, portion 8-521-20

Total Acres: 71 acres

General Location: Northeast side of Flint Drive, south of Highway 50 East.

Recommendation: Transfer ownership from BLM to Carson City.



Proposed Uses: Economic development: Commercial uses per City Master Plan.

Current Ownership: BLM (under lease to Carson City)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: No fiscal impact upon disposal of property.

Property characteristics: The property is on the "Eastern Portal" plateau. The property is bordered by private property proposed for commercial development to the north and northwest (along Highway 50 East), BLM/city leased property to the south, and the future V&T rail to the east. The property is relatively flat and is not visible from the Eagle Valley floor. The landfill is located approximately 1/2-mile to the south.

Benefits of City ownership of property:

- Retail sales growth
- Tourist commercial facilities related to the V&T
- General economic growth
- In conformance with the Master Plan Land Use Map

Issues: N/A.

Rationale: The property is in a prime location to capture economic benefits of growth to the east of Carson City, high highway volumes along Hwy. 50 East, and future tourist commercial uses along the V&T Railroad. While little development has occurred to date on the adjacent private properties, this is primarily due to the lack of water and sewer to the area. With water recently completed to serve the area and sewer planned, it is anticipated that more development will occur in the near future. The property is designated Mixed-Use Commercial on the Master Plan Land Use Map, the result of a public participation process specifically addressing future development patterns for the Eastern Portal as well as citywide.

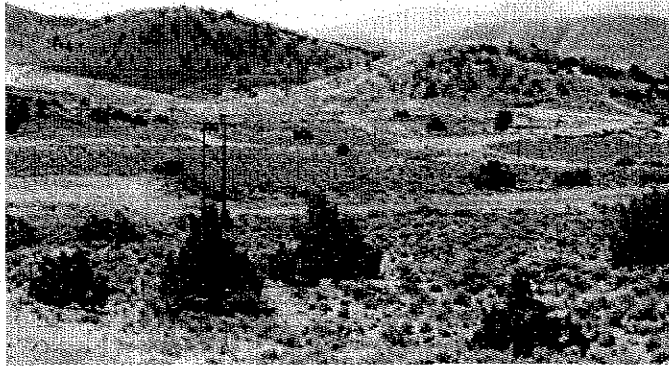
While the property is currently identified in the BLM lease for "temporary biomass storage," other portions of the adjoining properties could be used for such public purposes uses.

Property APN(s): Portion 8-521-20, portion 10-011-29

Total Acres: 236 acres

General Location: Northeast side of Flint Drive, north of city landfill.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Recreation and public purposes uses, accessory landfill uses, public facilities.

Current Ownership: BLM (a portion under lease to Carson City)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$4,208

Property characteristics: The property is on the "Eastern Portal" plateau. The property is bordered by property proposed for commercial development to the northwest, the city landfill to the south, and the future V&T rail to the north. The property is relatively flat and is not visible from the Eagle Valley floor. The radio-controlled air park is located within this property.

Benefits of City ownership of property:

- Control of property and public uses adjacent to existing landfill
- Control of recreation facilities and property adjacent to future V&T Railroad right-of-way
- Control of fire fuels reduction management

Issues:

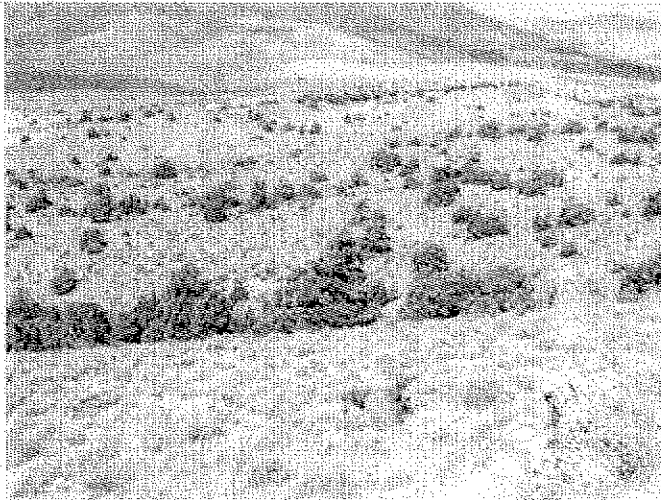
- Cost of management, fire protection and off-road vehicle enforcement
- City currently maintains approximately 70 acres of the property under lease

Rationale: The property is already designated for Recreation and Public Purpose uses and a portion of the property is already under lease and managed by Carson City. This property includes the remaining areas of the Eastern Portal plateau that are not already otherwise designated for development that would be suitable for development while protecting the surrounding viewsheds from the Carson River and Eagle Valley. City control of the property would make processing easier for desired public purpose uses, and offers more control of property adjacent to the city landfill.

Property APN(s): Portion 8-521-20, portion 8-531-03, portion 10-011-01 & -29
Total Acres: 774 acres

General Location: South of Highway 50 East surrounding the landfill and down to the Carson River.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Open space, public access, trails.

Current Ownership: BLM (a portion under lease to Carson City)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$11,396

Property characteristics: The property is primarily the "viewshed" hillsides of the Eastern Portal area as viewed from Eagle Valley, the Carson River and the future V&T Railroad right-of-way. The future V&T right-of-way runs through the northeastern portion of the property. The property contains significant slopes that make potential development undesirable and/or contains significant viewshed and open space features, including the open "gateway" into Carson City between Flint Drive and the Deer Run Road vicinity. An existing city water storage tank is located on the northern portion of the property.

Benefits of City ownership of property:

- Adjacent to property currently managed by the city under lease, including the landfill
- Control of access and trails construction
- Control of V&T right-of-way and open space viewshed areas
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement and dumping enforcement
- City currently leased approximately 175 acres of the property
- Area is isolated from other BLM managed properties

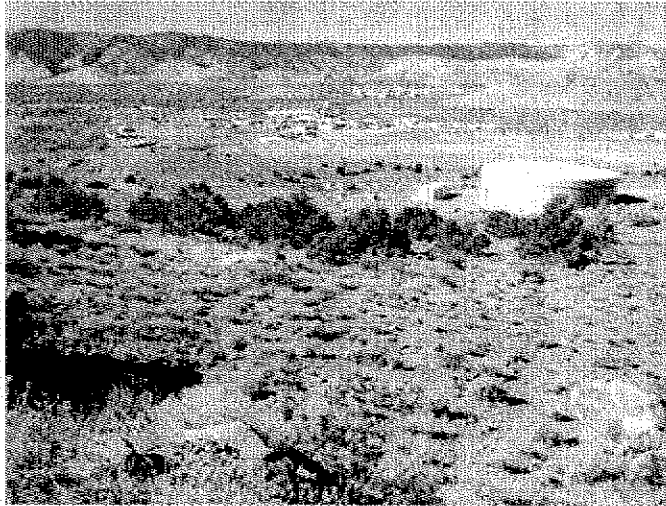
Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than BLM to reduce risk of catastrophic fire and to protect surrounding properties.

Property APN(s): Portion 8-531-03

Total Acres: 74 acres

General Location: Approximately ½-mile south of Highway 50 East, east of Deer Run Road.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Recreation and public purposes uses, utilities (water storage facilities), public facilities, trails, museum and educational facilities (potential Chinese Workers Museum site).

Current Ownership: BLM (a portion under lease to Carson City)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation? Yes No

Annual Maintenance Cost: \$1,156

Property characteristics: The property contains an existing city water storage tank and vehicular access is currently provided via Flint Drive. The property is adjacent to existing and future private industrial and commercial development to the west and north and adjacent to private Carson River-corridor property to the south. The future V&T Railroad right-of-way crosses the western portion of the property, and the property to the north has been identified as the V&T Railroad terminus station.

Benefits of City ownership of property:

- Control of property with existing city facilities
- Adjacent to V&T terminus site
- Trails access management
- Located at the urban interface
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement
- City currently leases approximately 35 acres of the property

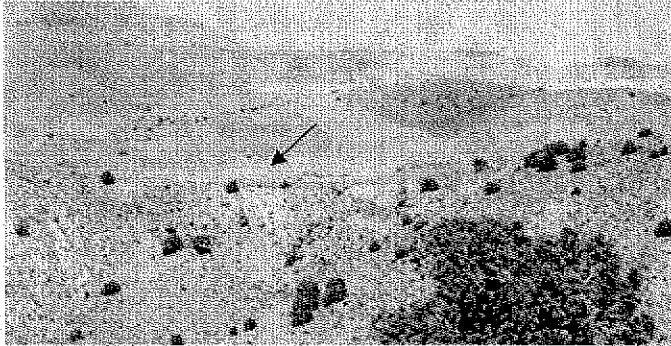
Rationale: The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than BLM to reduce risk of catastrophic fire and to protect surrounding properties. The property is already designated for Recreation and Public Purpose uses and a portion of the property is already under lease and managed by Carson City. The property location adjacent to the V&T Railroad and terminus station lends itself to V&T-related public facilities, such as the Chinese Workers Museum, and is a gateway to the Carson River area for public trails access. The parcel can also potentially provide secondary access between the V&T terminal station site and the upper Eastern Portal development area.

Property APN(s): 8-531-09

Total Acres: 40 acres

General Location: North of Carson River, approximately one mile east of Deer Run Road.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Recreation and public purposes uses, utilities (wastewater storage facilities), recreation uses, trails.

Current Ownership: BLM (under lease to Carson City)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,102

Property characteristics: The property contains existing rifle range and shooting facilities and vehicular access is provided via an access road from Flint Drive, which also provides vehicular access down to the future V&T Railroad right-of-way. The property is relatively isolated from other potential development areas.

Benefits of City ownership of property:

- Already under lease to city by BLM with maintenance responsibility
- Control of recreation and potential future wastewater facilities
- Control of fire fuels reduction management

Issues: No additional issues identified.

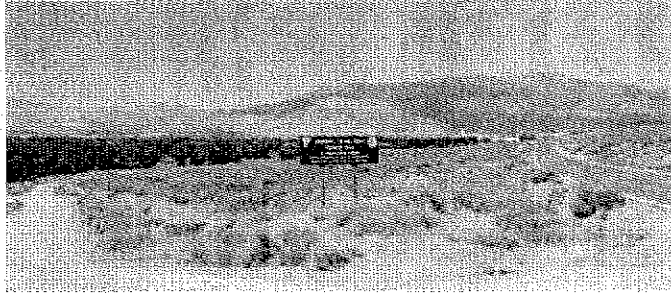
Rationale: The property is already designated for Recreation and Public Purpose uses and the property is already under lease and managed by Carson City. The property is the potential location for future wastewater storage facilities, and the property is adjacent to other properties already under city ownership (to the north).

Property APN(s): 8-531-03 & 10-021-41

Total Acres: 169 acres

General Location: West side of Deer Run Road along the Carson River, "Ambrose Park Carson River Natural Area."

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Open space, parks, trail facilities.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP, northern 49 acres) and Open Space (120 acres).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$5,486

Property characteristics: The property abuts the Carson River for approximately one and a half miles between Deer Run Road and the River and is adjacent to city-owned park property to the west. A portion of the property along the river is within the floodplain.

Benefits of City ownership of property:

- Control of recreation facilities

Issues:

- Cost of management, fire protection
- Off-road vehicle, camping and recreation enforcement

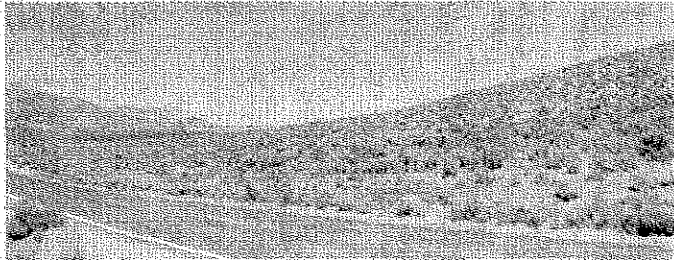
Rationale: The property is adjacent to the urban interface and existing city park facilities and provides a key link in future city trails plans.

Property APN(s): Portion 8-531-07

Total Acres: 103 acres

General Location: East side of Deer Run Road south of Carson River bridge.

Recommendation: Retain in BLM ownership.



Proposed Uses: Public purposes uses, parks, recreation facilities.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes _____ No

Annual Maintenance Cost: \$2,466

Property characteristics: The property rises moderately to the east from Deer Run Road. No improvements currently exist on the property and there are a few existing off-road vehicle trails on the property.

Benefits of City ownership of property:

- Control of potential future recreation facilities
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement

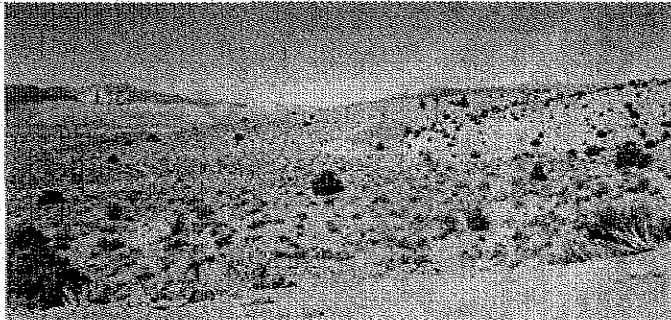
Rationale: The proposed uses can be accomplished under the current BLM ownership, and the property is contiguous with large tracts of BLM property to the east.

Federal Lands Bill Map Reference #: 28A & B

Property APN(s): Portion 8-531-07; portions of 10-021-05; 10-021-42
Total Acres: 536 acres

General Location: East side of Deer Run Road to approximately 1.25 miles east of Deer Run Road.

Recommendation: Retain in BLM ownership.



Proposed Uses: Open space, public access.

Current Ownership: BLM

Current management designation/uses: Open Space.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$7,370

Property characteristics: The property rises moderately to the east from Deer Run Road into hillside terrain and provides access into the Pine Nut Mountains. The western portion of the property to the first ridgeline is visible from the Eagle Valley area. The property abuts six residential properties along Deer Run Road.

Benefits of City ownership of property:

- Control of potential future recreation and trails facilities
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement

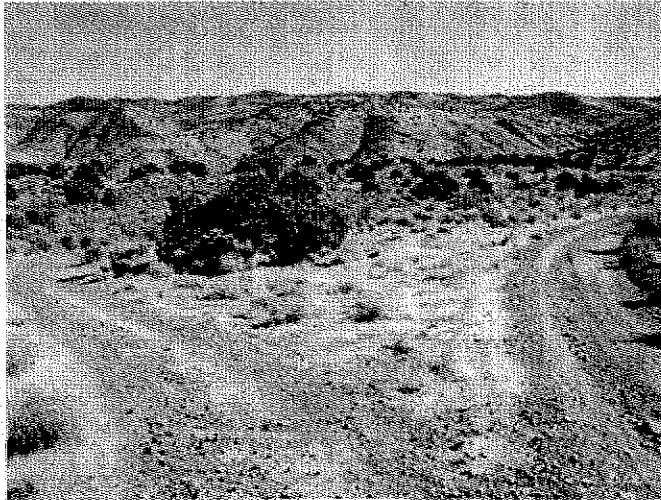
Rationale: The proposed uses can be accomplished under the current BLM ownership, and the property is contiguous with large tracts of BLM property to the east.

Federal Lands Bill Map Reference #: 29

Property APN(s): Portion 10-021-05

Total Acres: 303 acres

Recommendation: Retain in BLM ownership.



Proposed Uses: Open space, recreation facilities.

General Location: Approximately 1/2- to one mile east of Deer Run Road.

Current Ownership: BLM

Current management designation/uses: Open Space.

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: \$4,446

Property characteristics: The property generally includes the portion of the property in Brunswick Canyon from the dirt road at the bottom of the canyon west to the ridgeline overlooking Eagle Valley. Access to the area is provided via Sedge Road off Deer Run road to the west and via off-road vehicle roads to the north to Deer Run Road. The property is not visible from Eagle Valley; northern portions of the property are visible from the future V&T Railroad right-of-way.

Benefits of City ownership of property:

- Ability to construct and maintain recreation facilities (e.g. shooting facilities and associated facilities).
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement

Rationale: Open space and passive recreational uses can be accomplished under the current BLM ownership, and the property is contiguous with large tracts of BLM property to the east.

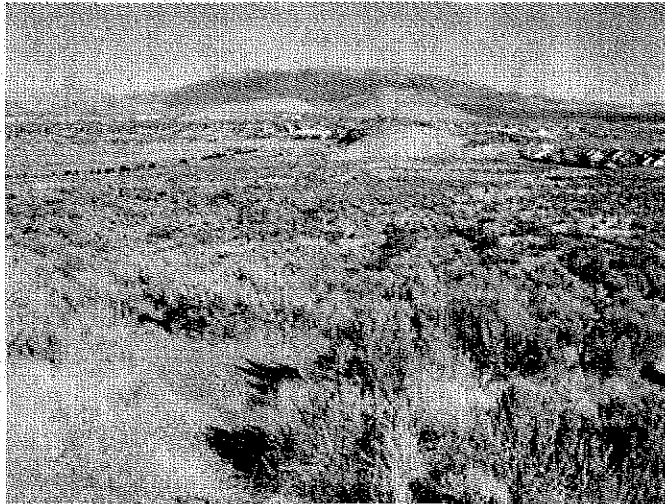
The property has been identified as a potential location for the relocation and consolidation of existing shooting facilities in the Arrowhead Drive area (skeet and trap range) and Flint Drive/Carson River area (rifle and pistol ranges). The property is ideally situated for such uses away from the urban areas of Carson City while being within reasonable access distance. The location relative to the property provides for screening and buffering of any uses from residences in the vicinity and protects the hillside viewshed of the area.

Property APN(s): 10-034-01

Total Acres: 31 acres

General Location: South side of 5th Street between Fairview Drive and Carson River Road.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Open space, public purpose and/or economic development.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

Yes No (development uses)

Annual Maintenance Cost: \$1,382

Property characteristics: Approximately half of the property—generally the northeast portion of the property—has been identified as “developable” by the State Housing Division based on a constrains analysis, with this portion of the property containing slopes of less than 15 percent. The property has available access from 5th Street and Carson River Road. The property is surrounded by other public lands, with BLM property to the south leading to the Prison Hill Recreation Area, Eagle Valley Middle School property to the east, State property to the north and west, Carson City property to the northwest, and residential development to the northeast and southeast.

Benefits of City ownership of property:

- Control of Prison Hill Recreation Area access
- Control of other potential future uses on the property
- Control of fire fuels reduction management

Issues:

- Contiguous to Prison Hill Recreation Area
- Could be used for future housing or other public purposes upon approval by Carson City

Rationale: Transfer of the property into City ownership gives the City the ability to make decisions on the appropriate land use for the property in the future as proposals may come forward. The present RPP designation under BLM ownership allows a range of “recreation and public purpose” uses that includes affordable housing. The site is adequately located to accommodate development of recreation or other public purpose uses. The proposed use designation would continue to potentially allow such uses. Despite who owns of the property, uses on the property require approvals from the City prior to development.

Under the proposed designation, the property would be managed as part of the Prison Hill Recreation Area to the south until such time as a proposal for development, including recreation or other public facilities, comes forward. If State Housing would obtain approval from the City for a workforce housing project based on its merits at that time, the City could work directly with the State on the disposition of the property.

Property APN(s): Portion 10-061-77, portion 10-064-01

Total Acres: 3 acres

General Location: West side of Fairview Drive at Colorado Street.

Recommendation: Transfer property from BLM to Carson City for disposal for economic development.



Proposed Uses: Economic development: Commercial or residential uses.

Current Ownership: BLM

Current management designation/uses: (Not identified in BLM Urban Interface Plan.)

Does Carson City have management responsibility (e.g. fire protection) and liability for the property under the current management designation?

Yes No

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: N/A.

Property characteristics: The subject parcels include a portion of the future freeway right-of-way and the subject area is the remainder that will be left upon completion of the freeway. Colorado Street will be closed at this location by the freeway, and the remaining right-of-way adjacent to the freeway could be abandoned to create a contiguous parcel. The property is currently zoned Single Family One Acre.

Benefits of City ownership of property:

- Ability of City to efficiently dispose of property and generate revenue for purchase of more environmentally sensitive properties
- Eliminates federal management of urban/suburban infill parcels

Issues:

- BLM land disposal processes are not well-suited for smaller parcels

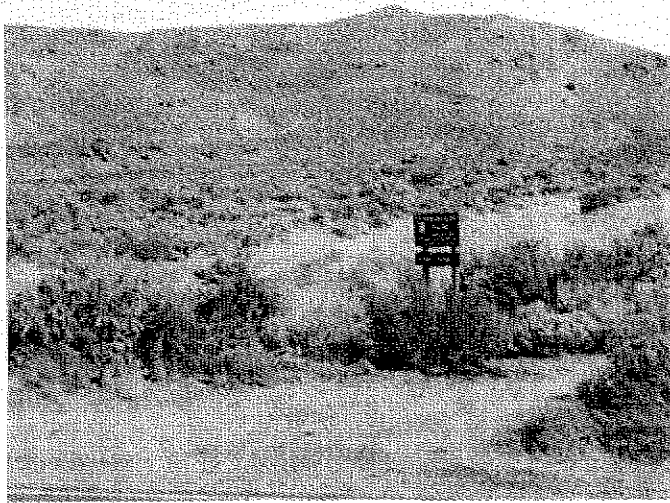
Rationale: Upon completion of the freeway, the property will be a remnant that is not desired for public management and is adjacent to other development. The BLM process to dispose of smaller parcels such as these is arduous, and results in the cost of disposal to BLM exceeding the proceeds generated from the sale. This results in BLM doing nothing to manage or dispose of these properties. Local BLM office management has recommended that the properties be transferred to Carson City so that the City can manage the property and dispose of it as desired. Such disposal (at auction) would generate funds that could be used at the discretion of the City. Funds may be earmarked for purchase of other environmentally sensitive or critical open lands within the City.

Property APN(s): 10-171-01 et al.

Total Acres: 145 acres

General Location: East side of Edmonds Drive at Koontz Lane.

Recommendation: Transfer from BLM to Carson City.



Proposed Uses: Recreation and public purposes uses.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$5,646

Property characteristics: The subject property slopes moderately to the east from Edmonds Drive and serves as the entrance and parking area for the Prison Hill Recreation Area. A city water storage tank is located on the parcel. The property abuts existing residential development to the north and south.

Benefits of City ownership of property:

- Control of future uses and recreation area access
- Located at urban interface
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement

Rationale: The property is located at the urban interface adjacent to existing residences and the City can provide more active fire fuels reduction management to the property than BLM to reduce risk of catastrophic fire and to protect existing residences. If the City obtains the Prison Hill Recreation Area, this property would be a remainder parcel that BLM would not be well-suited to manage. The property contains existing city facilities (water tank).

Property APN(s): 10-192-04

Total Acres: 2 acres

General Location: East side of Edmonds Drive, approximately ¼-mile south of Clearview Drive.

Recommendation: Transfer property from BLM to Carson City for disposal for residential.



Proposed Uses: Economic development: Residential use.

Current Ownership: BLM

Current management designation/uses: (Not identified in Urban Interface Plan.)

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: N/A.

Type of maintenance: N/A.

Property characteristics: The property is vacant and surrounded by single-family housing on one acre-plus lots. The property is currently zoned Single Family One Acre. The property is not contiguous with any other BLM or city property.

Benefits of City ownership of property:

- Ability of City to efficiently dispose of property and generate revenue for purchase of more environmentally sensitive properties
- Eliminates federal management of urban/suburban infill parcels

Issues:

- BLM land disposal processes are not well-suited for smaller parcels

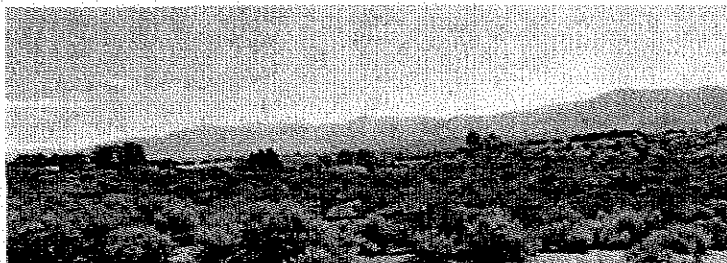
Rationale: The property is an urban/suburban infill parcel that is not desired for public management and is adjacent to other private residential development. The BLM process to dispose of smaller parcels such as these is arduous, and results in the cost of disposal to BLM exceeding the proceeds generated from the sale. This results in BLM doing nothing to manage or dispose of these properties. Local BLM office management has recommended that the properties be transferred to Carson City so that the City can manage the property and dispose of it as desired. Such disposal (at auction) would generate funds that could be used at the discretion of the City. Funds may be earmarked for purchase of other environmentally sensitive or critical open lands within the City.

Federal Lands Bill Map Reference #: 35

Property APN(s): 10-251-02, 10-252-02, 10-261-01 & -03 **Total Acres:** 20 acres

General Location: North and south sides of Bennett Avenue approximately 500 feet east of Conti Drive.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Open space, park, flood control/drainage facilities.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$2,870

Property characteristics: The subject property is surrounded by single-family residential development on one-plus acres per lot. A significant drainage course runs north to south through the property and causes minor flooding issues for surrounding property owners during certain storm events. An existing city water well is located on one of parcels.

Benefits of City ownership of property:

- Control of future uses, drainage facilities
- Urban interface/"infill" property isolated from BLM lands

Issues:

- Cost of management

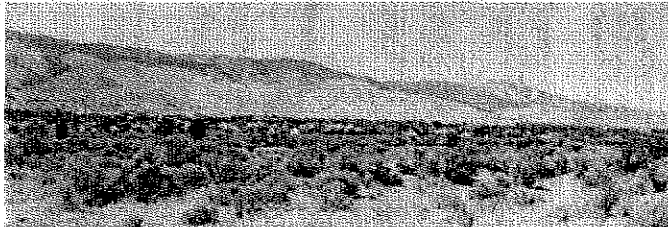
Rationale: While the property is surrounded by residential development, development of this area would only increase the risk of flooding to surrounding residents. The city floodplain manager recommends retaining the property in public ownership for potential flood control measures.

Property APN(s): Portions of 10-201-01 & -02

Total Acres: 12 acres

General Location: East side of Hillview Drive between East Appion Way and East Roland Street, northwest side of future freeway right-of-way.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Park, equestrian facilities, recreation and public purpose.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$1,770

Property characteristics: The subject property is on the northwest side of the future freeway right-of-way and will only have access through the existing residential neighborhood.

Benefits of City ownership of property:

- Would facilitate control and development of park and recreation facilities
- City control of property that is surrounded by private property within the city
- Disposal of isolated "infill" parcel by BLM
- Meets goals of City Master Plan for park development

Issues:

- Cost of management

Rationale: The property has been identified in the Parks and Recreation Master Plan and Land Use Map for future park facilities to serve the surrounding neighborhood that is currently lacking in park facilities. With the future freeway limiting equestrian access to the BLM property to the east, the site may also be used for equestrian facilities to serve the surrounding one-acre residential neighborhood.

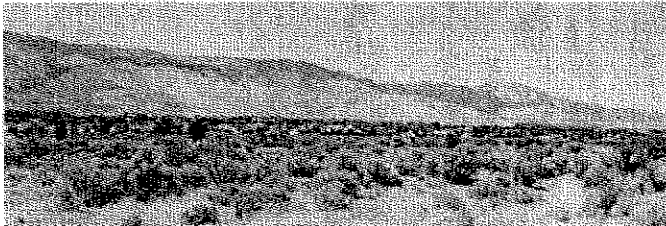
NDOT has shown interest in this property for use as an equipment/maintenance yard, i.e. for storage of snow removal materials and equipment, etc. City staff does not believe that this would be an appropriate land use of the property due to its proximity to the existing residential neighborhood and access through the neighborhood.

Property APN(s): Portion 10-201-02

Total Acres: 23 acres

General Location: North of Edmonds Sports Complex, southeast of future freeway right-of-way.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Park and sports facilities, recreation and public purpose.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$2,046

Property characteristics: The subject property is located between the future freeway right-of-way and the existing Edmonds Sports Complex.

Benefits of City ownership of property:

- Would facilitate control and development of park and sports facilities
- City control of property that is surrounded by private property within the city
- Disposal of isolated "infill" parcel by BLM
- Meets goals of City Master Plan for park development

Issues:

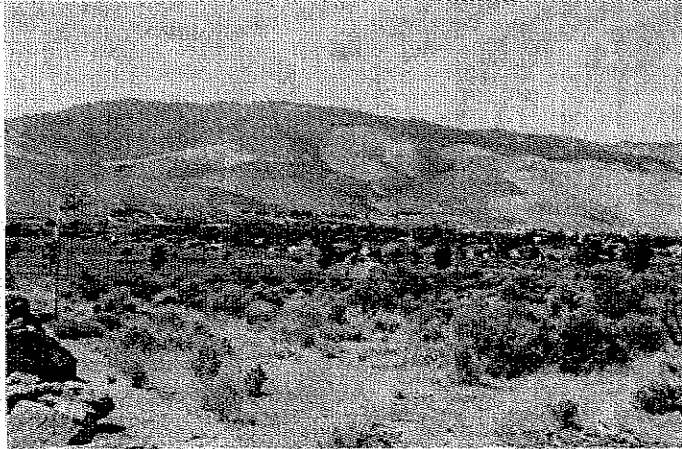
- Cost of management

Rationale: The property has been identified in the Parks and Recreation Master Plan and Land Use Map for future park and recreation facilities to meet future growth demands. The property abuts existing property currently under city management (the sports complex) and is located in the urban interface area. Upon construction of parks or sports facilities, the city would incur maintenance responsibility and liability anyway, regardless of continued BLM ownership of the property.

Property APN(s): 10-211-04, -05 & -06, 10-221-05 & -14 Total Acres: 74 acres

General Location: Edmonds Sports Complex, west of Edmonds Drive and north of Snyder Avenue.

Recommendation: Transfer property from BLM to Carson City.



Proposed Uses: Park and sports facilities, recreation and public purpose.

Current Ownership: BLM (under RPP lease to Carson City)

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?
 Yes No

Annual Maintenance Cost: No fiscal impact; already maintained by the City.

Property characteristics: The property contains the existing Edmonds Sports Complex. The property on the northwest corner of Snyder Avenue and Edmonds Drive has a city well on it.

Benefits of City ownership of property:

- Control of the development of future park, recreation and sports complex facilities

Issues: None identified.

Rationale: The property is already under lease to Carson City and the city already incurs maintenance responsibility and liability. Ownership will provide more control of future recreation uses of the property.

Federal Lands Bill Map Reference #: 39A & B

Property APN(s): 10-102-02 & -04, 10-104-02 & -04, 10-114-02, -03 & -04

Total Acres: 16 acres

General Location: Approximately 300 feet east of Pinion Hills Drive.

Recommendation: Change BLM land use designation from Disposal to Open Space.



Proposed Uses: Open space.

Current Ownership: BLM

Current management designation/uses: Designated for disposal (sale).

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: \$2,134

Type of maintenance: N/A.

Property characteristics: The area includes seven two-acre parcels currently identified for disposal by BLM. The properties are located between and above existing single-family residences on Pinion Hills Drive and designated BLM open space to the east. The properties are characterized by significant slopes and drainage gullies running through them. Although legal road access exists "on paper," no actual roads lead to the subject parcels due to topographic constraints.

Benefits of City ownership of property: N/A.

Issues: N/A.

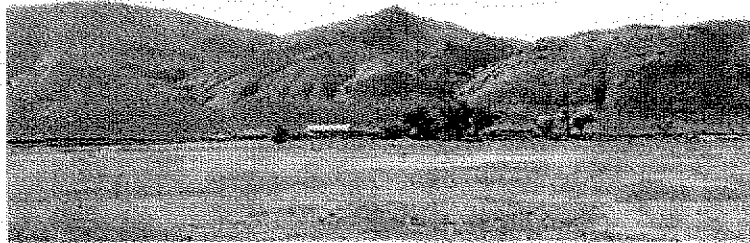
Rationale: The properties are poorly suited for residential development due to topographic and access constraints. The properties abut existing BLM open space and should be included with the open space properties. While construction on the properties may be technically feasible, it is not desirable to Carson City (per the Master Plan) to encourage additional growth in this remote location away from city services (e.g. water, sewer, emergency service response). Development on the subject parcels would also put more homes at risk at the wildland fire interface.

Property APN(s): 10-071-21, 10-072-06 & -09, 10-121-08, -18, -30, -31, -32, -33, & -34, 10-631-15

Total Acres: 831 acres

General Location: Silver Saddle Ranch, generally south of Carson River Road on the west side of the Carson River and including approximately 150 acres on the east side of the Carson River.

Recommendation: Transfer from BLM to Carson City.



Proposed Uses: Regional park facilities, open space.

Current Ownership: BLM

Current management designation/uses: Silver Saddle Ranch management plan.

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: \$15,775

Property characteristics: The property includes the Silver Saddle Ranch consisting of irrigated pasture lands in the Carson River floodplain, "bench" lands above the floodplain, and hillside areas leading into the Prison Hill Recreation Area. The subject area also includes Carson River Park at the intersection of Carson River Road and the Carson River. Carson River and the Mexican Ditch (irrigation canal) run through the property.

Benefits of City ownership of property:

- Would facilitate control and development of regional park facilities

Issues:

- Cost of management

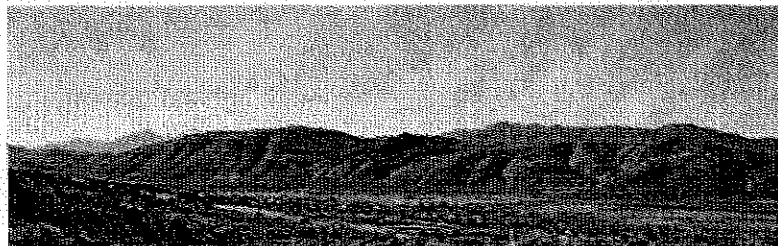
Rationale: Transfer of the property to City management would allow for the development of a regional park under local control.

Property APN(s): 10-062-32, 10-072-03 & -05, -07, 10-121-01, 10-161-18, 10-171-01, 10-233-04, 10-243-02, 10-253-02, 10-263-02, 10-273-02, 10-281-04

Total Acres: 2,437 acres

General Location: Prison Hill Recreation Area, approximately 1/2-mile east of South Edmonds Drive, including areas from south of Fifth Street to the Carson River to the south.

Recommendation: Transfer from BLM to Carson City.



Proposed Uses: Recreation area.

Current Ownership: BLM

Current management designation/uses: Open Space.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: \$37,677

Property characteristics: The area is predominantly hillside property with slopes that limit development potential. Existing trails traverse the area, including portions at the south end of the area that are accessible to motorized vehicles.

Benefits of City ownership of property:

- Control of trails development and recreation uses
- Urban interface property
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement

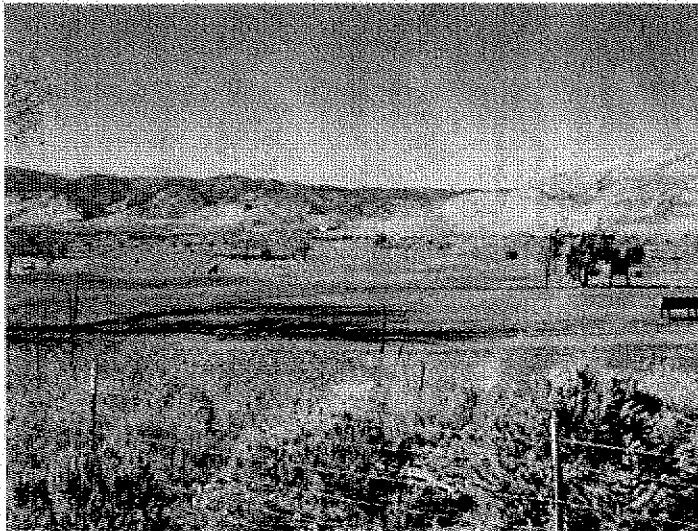
Rationale: If the City obtains Silver Saddle Ranch, the Prison Hill Recreation Area is a natural progression of land management. The two facilities are seamlessly connected by trails. The property is near the urban interface and the City can provide more active fire fuels reduction management to the property than BLM to reduce risk of catastrophic fire and to protect existing residences.

Property APN(s): 8-011-56, 8-202-23 & -35, 8-391-05, -11, -12 & -15

Total Acres: 878 acres

General Location: Centennial Park, north of Highway 50 East and north of Arrowhead Drive.

Recommendation: Transfer from BLM to Carson City.



Proposed Uses: Parks, recreation and public purpose.

Current Ownership: BLM

Current management designation/uses: Recreation and Public Purpose (RPP).

Can proposed uses be accomplished under current ownership and designation?
X Yes ___ No

Annual Maintenance Cost: No fiscal impact. The City is currently responsible for all maintenance of the property.

Type of maintenance: N/A.

Property characteristics: The property contains Centennial Park including two golf courses, softball fields, archery range and trails.

Benefits of City ownership of property:

- Control of future development of recreation uses

Issues: None identified.

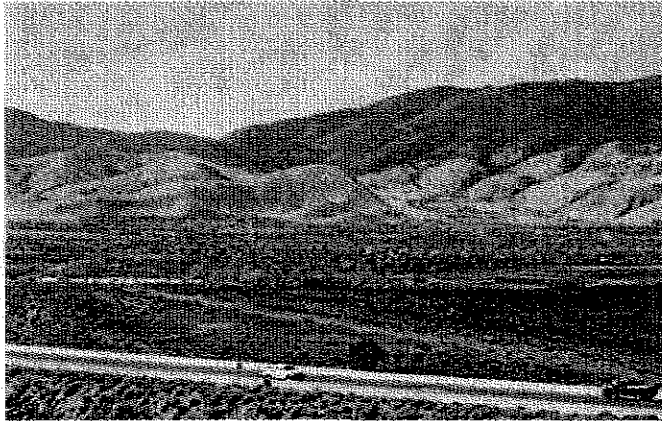
Rationale: Presently, the City must go through BLM for all new recreation uses on the property. Direct control of the property for recreation and public purpose uses gives the city more control over the development of these types of future uses.

Property APN(s): Portions of 8-011-17, 8-391-01

Total Acres: Approximately 20 acres

General Location: North side of Highway 50 East, across from Flint Drive.

Recommendation: Transfer from BLM to Carson City.



Proposed Uses: Gateway feature, viewpoint, information kiosk.

Current Ownership: BLM

Current management designation/uses: Open Space.

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: \$1,000

Property characteristics: Eastern portal overlook into Carson City.

Benefits of City ownership of property:

- Control of future development gateway feature

Issues: None identified.

Rationale: A "gateway" feature into Carson City, including a travelers rest stop and information kiosk, has been identified through past city planning processes. The current BLM designation of the property would not allow for development of such public purpose uses.

Property APN(s): 7-061-26, -72, -73, -74, -75

Total Acres: 400 acres

General Location: West side, beginning at the west terminus of the paved portion of Kings Canyon Road, known as Borda Meadow.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Watershed, open space.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?
X Yes ___ No

Annual Maintenance Cost: \$10,604

Property characteristics: The property is known as the Borda Meadow and includes the meadow areas along Kings Canyon Creek, which run through the property. The property also includes forested hillside areas on the northwest side of Kings Canyon Road. The area is within the Waterfall Fire burn area.

Benefits of City ownership of property:

- Control of watershed management.
- Control of fire fuels reduction management (including sheep grazing)

Issues:

- Cost of management, fire protection and fire rehab.

Rationale: The acquisition of the Borda Meadow property would create an opportunity for ongoing sheep grazing operations in the vicinity to manage fire fuels reduction. Under continued Federal ownership, sheep grazing is more difficult to accomplish. The area also provides critical access to surrounding recreation and trails.

Property APN(s): Portion of 7-061-07

Total Acres: 82 acres

General Location: West side, adjacent to Quill Water Treatment Plant property, approximately ¼-mile north of the paved terminus of Kings Canyon Road.

Recommendation: Transfer ownership from USFS to Carson City.



Proposed Uses: Watershed, open space.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?
X Yes ___ No

Annual Maintenance Cost: \$1,427

Property characteristics: The property is adjacent to the Quill Water Treatment Plant property to the east and other City-owned property to the north, and is at the urban interface with an existing residential area located adjacent to and southeast of the property. A major drainage course runs through the property from the west.

Benefits of City ownership of property:

- Control of watershed management.
- Potential to capture water from canyon for domestic use.
- Control of fire fuels reduction management at the urban interface.

Issues:

- Cost of management, fire protection and fire rehab.

Rationale: The subject property is adjacent to City property on two sides and is located at the urban interface. Management of the property for drainage is critical as a major drainage course on the property empties directly onto the adjacent City property. There is no development potential on the property.

Federal Lands Bill Map Reference #: 46A & B

Property APN(s): 7-011-16, -17 & -18; 7-031-02 & -05

Total Acres: 660 acres

General Location: West side, east of State Route 28 in the higher elevations generally on the west side of the Tahoe Basin line.

Recommendation: Transfer property from USFS to Nevada State Lands (State Parks).

Proposed Uses: Tahoe State Park.

Current Ownership: USFS

Current management designation/uses: USFS

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: N/A.

Property characteristics: The properties abut the existing Tahoe State Park and have been identified by State Parks for potential acquisition from USFS for management. The properties are located primarily on the western slope of the Tahoe Basin line in the vicinity of Snow Peak.

Benefits of City ownership of property: N/A.

Issues: N/A.

Rationale: The properties are generally encompassed by State Parks land on at least two sides and would provide for logical ownership boundaries for the maintenance of the State Park.

Property APN(s): 8-011-24

Total Acres: 80 acres

General Location: North terminus of Goni Road.

Recommendation: Transfer property from BLM to Carson City



Proposed Uses: Open space, trails, utilities, flood control management.

Current Ownership: BLM

Current management designation/uses: Easterly 40 acres identified for disposal/sale for private development; westerly 40 acres designated Open Space.

Can proposed uses be accomplished under current ownership and designation?
 Yes No

Annual Maintenance Cost: \$2,850

Property characteristics: The property is located at the northern terminus of Goni Road, adjacent to the south boundary of the Cinderlite extraction pit. The property contains an existing City water tank and has a major drainage course running through it.

Benefits of City ownership of property:

- Existing City water tank facilities located on site
- Control of potential future flood control improvements
- Control of potential future trail facilities construction
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection
- Off-road vehicle enforcement and dumping enforcement

Rationale: The property is at the urban interface and contains existing City facilities. Ownership of the property would allow more control of the potential future construction of drainage facilities to alleviate severe flooding problems caused by the drainage courses running through the property.

Property APN(s): 8-011-23

Total Acres: 80 acres

General Location: Approximately ¼-mile east of Goni Road near the north Goni Road terminus.

Recommendation: Transfer property from BLM to Carson City



Proposed Uses: Open space, flood control management.

Current Ownership: BLM

Current management designation/uses: Open Space.

Can proposed uses be accomplished under current ownership and designation?
X Yes ___ No

Annual Maintenance Cost: \$3,024

Property characteristics: An existing one-acre residential neighborhood abuts the western boundary of the subject property. The property is mildly sloped. However, a major drainage course from Goni Canyon runs north-south through the property.

Benefits of City ownership of property:

- Control of potential future flood control improvements
- Control of fire fuels reduction management

Issues:

- Cost of management, fire protection

Rationale: The property is at the urban interface. Ownership of the property would allow more control of the potential future construction of drainage facilities to alleviate severe flooding problems caused by the drainage course running through the property.

Property APN(s): 10-081-03, 10-088-05

Total Acres: 4 acres

General Location: Approximately ¼-mile east of Goni Road near the north Goni Road terminus.

Recommendation: Transfer property from BLM to Carson City



Proposed Uses: Open space.

Current Ownership: BLM

Current management designation/uses: Lands Available for Exchange/Disposal.

Can proposed uses be accomplished under current ownership and designation?

Yes No

Annual Maintenance Cost: \$1,000

Property characteristics: The property drops off sharply from Pinion Hills Drive to the west down to the Carson River floodplain. The property abuts Jarrard ("Buzzy's") Ranch property to the west, on the west side of the river. The parcel also abuts private properties with single-family homes to the north and south.

Benefits of City ownership of property:

- Floodplain management (minimizing development within the floodplain)
- Control of potential river recreation access

Issues:

- Cost of management

Rationale: The property is surrounded by private properties and is isolated from other BLM-managed lands. While the property is designated for potential development under the current BLM designation, the property is not well-suited for development due to topographic and floodplain constraints. Placing the parcel into City ownership for open space will permanently protect the floodplain across this parcel.

Property APN(s): 10-081-03, 10-088-05

Total Acres: 28 ac.

General Location: Properties consist of 14 two-plus acre lots in the Pinion Hills area east of South Deer Run Road, generally on the east side of the residential area and mixed in with existing residential lots.

Recommendation: Transfer property from BLM to Carson City for disposal.



Proposed Uses: Residential.

Current Ownership: BLM

Current management designation/uses: Lands Available for Exchange/Disposal.

Can proposed uses be accomplished under current ownership and designation?

X Yes ___ No

Annual Maintenance Cost: N/A.

Property characteristics: The properties are located among existing residential parcels within the Pinion Hills neighborhood. The parcels have varying degrees of development potential with most sites having good access and mild slopes. Some parcels are characterized by drainage gullies from the hills to the east, and some do not have adequate access due to topographic constraints (not all the mapped rights-of-way contain actual roads). The parcels contain Junipers, pinion pines and other typical east Carson City native brushes.

Benefits of City ownership of property: N/A.

Issues:

- Cost of fuels management

Rationale: The subject properties are surrounded by private properties, are isolated from other BLM-managed lands and are not properties that BLM desires to continue to manage. Most of the individual parcels have high development potential for the construction of a single-family residence. Other parcels that are not desirable for construction of a residence may be combined with adjacent parcels to create individual buildable parcels (additional parcels would not be created). The BLM process to dispose of smaller parcels such as these is arduous, and results in the cost of disposal to BLM exceeding the proceeds generated from the sale. This results in BLM doing nothing to manage or dispose of these properties. Local BLM office management has recommended that the properties be transferred to Carson City so that the City can manage the property and dispose of it as desired. Such disposal (at auction) would generate funds that could be used at the discretion of the City. Funds may be earmarked for purchase of other environmentally sensitive or critical open lands within the City.

TO: Lands Bill Team
FROM: Juan F. Guzman, Open Space Manager
SUBJECT: Land Management Assumptions
DATE: November 28, 2006

1. The most important areas to treat are the interface parcels. To calculate area, use 150 feet times the distance of the interface polygon.
2. Interface areas are to be treated at the highest level, Tier 3 or Tier 2, pursuant to the RCI Addendum No. 2 tables.
3. The basis for estimating cost has been updated from RCI Addendum 2, Tables 5 through 7 based on the most recent bills paid by the Carson City Fire Department. The cost per acre for the brush hog is estimated at \$450.
4. Access roads shall be treated at the Tier 2 levels, and be the second overall highest priority.
5. It is preferable to treat large parcels into multiple years, 25% of the area per year, in addition to the interface or road access treatments.
6. Do not calculate cost for Washoe Tribe, developed parks, and economic development parcels. They are to be placed in private hands ASAP. Calculate cost for all other parcels.
7. The parcels to be used for parks may be managed as an open space for a while, eventually the management cost will be based on the level of improvements and level of service at the park.
8. There shall be a brief written strategy addressing each parcel proposed for consideration.
9. For the purpose of annual budget management cost calculations, a table has been prepared with annual cost estimates. Five year costs were divided by 5, 10 year costs were divided by 10, and 15 year costs were divided by 15, and then sub-totaled for each category with the following results:

<u>Level of Management</u>	<u>Table 5 Annual Cost</u>	<u>Table 6 Annual Cost</u>	<u>Table 7 Annual Cost</u>
Tier 1	\$46	\$42	\$46
Tier 2	\$136	\$143	\$136
Tier 3	\$208	\$261	\$387

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Parcel No. 1A Total Number of Acres 1,721.66 Interface
 Non-Interface **X**

Parcel Type: Forest - contiguous to open space Table 7

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>428</u>	x \$46 = \$ <u>19,688</u>	<u>\$46</u>	<u>\$19,688</u>
Tier 2 No. Acres <u>10.33</u>	x \$646 = \$ <u>6,673.18</u>	<u>\$136</u>	<u>\$1,405</u>
Tier 3 No. Acres _____	x \$3,691 = \$ _____	<u>\$387</u>	_____
Totals:	<u>438.33</u>	<u>\$ 26,361.18</u>	<u>\$21,093</u>

Strategy:

Treat Ash Canyon Road at Tier 2, calculated at 3,000 feet in length x 150 feet wide = 450,000 sf ÷ 43,560 = 10.33 acre.

Treat 25% of parcel at Level 1. 1721.66 - 10.33 = 1,711.33 acres x 25% = 427.75

This parcel lies at above 7,000 feet in elevation, shaped as a bowl, some burned area, very steep, access extremely difficult.

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Parcel No. 1B Total Number of Acres: 783.60

Interface
 Non-Interface X

Parcel Type: Forest - contiguous to open space Table 7

Treatment Level	Cost per Acre	Annual Budget Cost Per Acre	Annual Budget Cost Estimate
Tier 1 No. Acres <u>186</u>	x \$46 =	<u>\$ 8,556</u>	<u>\$8,556</u>
Tier 2 No. Acres <u>41.32</u>	x \$646 =	<u>\$ 26,692</u>	<u>\$5,620</u>
Tier 3 No. Acres _____	x \$3,691 =	<u>\$ _____</u>	<u>_____</u>
Totals: <u>277.32 Acres</u>		<u>\$ 35,248</u>	<u>\$14,176</u>

Strategy:

Treat Ash Canyon Road at Tier 2, then 25% of remaining acres at Level 1. Ash Canyon Road length = 12,000 feet. 12,000 feet x 150 = 1,800,000 sf. 1,800,000 ÷ 43,560 = 41.32 Acres. 783.60 - 41.32 acres = 742.28 x 25% = 185.57

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Parcel No. 2 Total Number of Acres 37.18 Interface X
Non-Interface

Parcel Type: Forest - contiguous to open space Table 7

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres _____	x \$46 = \$ _____	\$46	_____
Tier 2 No. Acres <u>9.17</u>	x \$646 = \$ <u>5,920.59</u>	\$136	\$1,247
Tier 3 No. Acres <u>.52</u>	x \$3,691 = \$ <u>2,177.69</u>	\$387	\$201
Totals:	<u>9.69</u>	\$ <u>8,098.28</u>	\$ <u>1,448</u>

Strategy:

Treat interface area with Lakeview at Tier 3. Treat 25% of non-treated acreage at Tier 2, due to interface proximity.

Interface = 150' x 150' = 22,500 sf ÷ 43,560 = .52 acres.

Total area = 37.18 acres Treated @ 3 = .55 = 36.66 x 25% = 9.17

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Parcel No. 3 Total Number of Acres 73.80 Interface X
Non-Interface

Parcel Type: Forest - contiguous to open space Table 7

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>18</u> x \$46 = \$ <u>828</u>		<u>\$46</u>	<u>\$828</u>
Tier 2 No. Acres _____ x \$646 = \$ _____		<u>\$136</u>	_____
Tier 3 No. Acres _____ x \$3,691 = \$ _____		<u>\$387</u>	_____
Totals: _____		<u>\$ 1,000</u>	<u>\$1,000</u>

Strategy:

Prevent noxious weeds and manage brush. Parcel was salvaged (timber) after the fire. It was burned by the Waterfall Fire and therefore re-seeded. Use treatments of 25% of area or 18 acres.

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Parcel No. 5 Total Number of Acres 40.12 Interface
Non-Interface X

Parcel Type: Range land - isolated Table 6

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>8.75</u>	x \$42 = \$ <u>367.50</u>	<u>\$42</u>	<u>\$ 368</u>
Tier 2 No. Acres <u>5</u>	x \$545 = \$ <u>2,725</u>	<u>\$143</u>	<u>\$ 715</u>
Tier 3 No. Acres _____	x \$1,740 = \$ _____	<u>\$261</u>	_____
Totals: <u>13.75</u>	<u>\$ 3,092</u>		<u>\$1,083</u>

Strategy:

Parcel next to interface to the north, however, not forested. It was reseeded after the Waterfall Fire.

Treat interface at level 2, 1500 ft. x 150 ft. = 225,000 sq. ft. /43,560 = 5 acres.

This parcel is extremely steep at interface may have to rely on non-mechanical methods for brush control. Treat 25% of remainder at level 1.

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Parcel No. 6 Total Number of Acres 566.65 Interface X
Non-Interface

Parcel Type: Forest - contiguous to open space Table 7

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>137.7</u>	x \$46 = \$ <u>6,338.23</u>	<u>\$46</u>	<u>\$6,338.23</u>
Tier 2 No. Acres <u>15.50</u>	x \$646 = \$ <u>10,013.00</u>	<u>\$136</u>	<u>\$2,108</u>
Tier 3 No. Acres _____	x \$3,691 = \$ _____	<u>\$387</u>	_____
Totals: <u>153.29</u>	\$ <u>16,351.23</u>		<u>\$ 8446</u>

Strategy:

The parcel contains three distinct areas: high elevation forested steep watershed, Vicee Canyon and a damaged access road, and interface with the Lakeview Subdivision.

1. Treat at Level 2 interface with Lakeview, approximately 3,000 feet x 150 feet = 450,000 sf or 10.33 acres.

2. Treat road access area, approximately 1,500 x 150 ft = 225,000 sf or 5.17 acre at Level 2.

3. Treat 25% remainder non-treated areas at Level 1

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Parcel No. 7 Total Number of Acres 121.18

Interface
 Non-Interface **X**

Parcel Type: Forest - contiguous to open space Table 7

<u>Treatment Level</u>	<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>30.3</u>	x \$46	=	<u>\$ 1,393.80</u>	<u>\$46</u>
Tier 2 No. Acres _____	x \$646	=	<u>\$ _____</u>	<u>\$136</u>
Tier 3 No. Acres _____	x \$3,691	=	<u>\$ _____</u>	<u>\$387</u>
Totals:	<u>30.3</u>		<u>\$ 1,393.80</u>	<u>\$13,934</u>

Strategy:

This forested parcel burned during the Waterfall Fire. It has been treated with hay for erosion control and grass re-seeding.

Treat 25% or 30 acres at Level 1.

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Parcel No. 8 Total Number of Acres 78.71

Interface X
 Non-Interface

Parcel Type: Forest - contiguous to open space Table 7

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>17.10</u>	x \$46 = \$ <u>786.60</u>	<u>\$46</u>	<u>\$787</u>
Tier 2 No. Acres <u>10.33</u>	x \$646 = \$ <u>6,673.18</u>	<u>\$136</u>	<u>\$1,405</u>
Tier 3 No. Acres _____	x \$3,691 = \$ _____	<u>\$387</u>	_____
Totals:	<u>27.33</u>	<u>\$ 7,459.78</u>	<u>\$ 2,192</u>

Strategy:

Very steep parcel with some burned timber and an interface with Lakeview and Timberline. U.S. Forest Service has done timber salvage and revegetation treatments.

Interface area is calculated to be 3,000 feet x 150 feet = 450,000sf or 10.33 acres to be treated at Level 2.

Treat additional 25% of non-treated areas at Tier 1 - approximately 17.10 acres.

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Parcel No. 9 Total Number of Acres 147.60

Interface X
 Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>36.04</u>	x \$46	= \$ <u>1,657.84</u>	<u>\$46</u>	<u>\$1,658</u>
Tier 2 No. Acres	<u>3.44</u>	x \$646	= \$ <u>2,222.24</u>	<u>\$136</u>	<u>\$ 468</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	= \$ <u> </u>	<u>\$208</u>	<u> </u>
Totals:	<u>39.48</u>		\$ <u>3,880.08</u>		<u>\$ 2,126</u>

Strategy:

Very steep parcel - contains "C-Hill" burned during the Waterfall fire and was reseeded.
Contains entrance into Quill Ranch owned by Carson City.

Two interface zones to the north with Long Ranch and to the east at Ormsby Blvd.
The interface is calculated at 1,000 ft. x 150 ft. = 150,000 sq. ft. or 3.44 acres to be treated at level 2.
Treat 25% of non treated remainder at level 1 approximately 36.04 acres.
This property is important to implement the Trails Plan.

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Parcel No. 11 Total Number of Acres 225.30

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>51.16</u>	x \$46 = \$ <u>2,353.36</u>	<u>\$46</u>	<u>\$2,353</u>
Tier 2 No. Acres <u>20.66</u>	x \$646 = \$ <u>13,346.36</u>	<u>\$136</u>	<u>\$2,810</u>
Tier 3 No. Acres _____	x \$1,691 = \$ _____	<u>\$208</u>	_____
Totals:	<u>71.82</u>	<u>\$ 15,699.72</u>	<u>\$5,163</u>

Strategy:

Parcel contains Voltaire Road and a designated motorized trail approximately 6,000 ft. in length including the interface area to the east to be treated at tier 2. 6,000 ft. x 150 ft. = 900,000 sq. ft. or 20.66 acres.

Treat 25% of remainder at level 1, approximately 51.16 acres.

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Parcel No. 12 Total Number of Acres 119.71

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space

Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>28.62</u>	x \$46 = \$ <u>1,316.52</u>	<u>\$46</u>	<u>\$1,317</u>
Tier 2 No. Acres <u>5</u>	x \$646 = \$ <u>3,230</u>	<u>\$136</u>	<u>\$ 680</u>
Tier 3 No. Acres _____	x \$1,691 = \$ _____	<u>\$208</u>	_____
Totals:	<u>33.62</u>	<u>\$ 4,546.52</u>	<u>\$1,997</u>

Strategy:

Treat interface area to the northeast at level 2, approximately 1,500 ft. x 150 ft. = 225,000 sq. ft. or 5 acres. Treat 25% of remainder of non treated area at level 1.

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Parcel No. 16 Total Number of Acres 79.31

Interface X
 Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>16.5</u>	x	\$46 =	\$ <u>759</u>	\$46 <u>\$759</u>
Tier 2 No. Acres	<u>13.43</u>	x	\$646 =	\$ <u>8,675.78</u>	\$136 <u>\$1,827</u>
Tier 3 No. Acres	<u> </u>	x	\$1,691 =	\$ <u> </u>	\$208 <u> </u>
Totals:	<u>29.93</u>			\$ <u>9,434.78</u>	<u>\$2,585</u>

Strategy:

Goni Canyon Road and a city water tank are located in this parcel.

Treat interface area at tier 2 estimated to contain 3,900 ft. x 150 ft. = 585,000 sq. ft. or 13.43 acres.

Treat 25% of non treated area at level 1 or 16.5 acres.

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Parcel No. 17 Total Number of Acres 38.69 Interface X
Non-Interface

Parcel Type: Range land - isolated Table 6

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>6.19</u>	x \$42 = \$ <u>259.98</u>	<u>\$42</u>	<u>\$ 260</u>
Tier 2 No. Acres <u>13.95</u>	x \$545 = \$ <u>7,602.75</u>	<u>\$143</u>	<u>\$1,995</u>
Tier 3 No. Acres _____	x \$1,740 = \$ _____	<u>\$261</u>	_____
Totals:	<u>20.14</u>	<u>\$ 7,862.73</u>	<u>\$ 2,255</u>

Strategy:

Parcel to be used for Parks development in the long run.

Short run: There are 3 interface zones approximately 4,050 ft. x 150 ft. = 607,500 sq. ft. or 13.94 acres to be treated at tier 2.

Use 25% of non treated remainder at tier 1, for 6.19 acres.

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Parcel No. 18 Total Number of Acres 37.61 Interface X
 Non-Interface

Parcel Type: Range land - isolated Table 6

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>7.6</u>	x \$42 = \$ <u>319.20</u>	<u>\$42</u>	<u>\$319</u>
Tier 2 No. Acres <u>7.23</u>	x \$545 = \$ <u>3,940.35</u>	<u>\$143</u>	<u>\$1,034</u>
Tier 3 No. Acres _____	x \$1,740 = \$ _____	<u>\$261</u>	_____
Totals: <u>14.83</u>	\$ <u>4,259.55</u>		<u>\$1,353</u>

Strategy:

This parcel contains a mining claim.

There are homes across Arrowhead and Goni Roads to the north and east for approximately 2,100 ft. x 150 ft. = 315,000 sq. ft. or 7.23 acres to be treated at level 2.

Treat 25% of remainder non treated land at level 1, approximately 7.6 acres.

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Parcel No. 22 Total Number of Acres 236.03

Interface
Non-Interface X

Parcel Type: Range land contiguous to open space Table

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>56</u>	x \$46	= \$ <u>2,576</u>	\$46	<u>\$2,576</u>
Tier 2 No. Acres	<u>12</u>	x \$646	= \$ <u>7,752</u>	\$136	<u>\$1,632</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	= \$ <u> </u>	\$208	<u> </u>
Totals:	<u>68</u>		\$ <u>10,328</u>		<u>\$4,208</u>

Strategy:

Land designated for public purposes. Contains the model airplane facility and bio mass storage.

Treat at tier 2 next to road and facilities approximately 3,500 ft. x 150 ft. = 525,000 sq. ft. or 12 acres.

Treat remainder 25% at level 1, approximately 56 acres.

This parcel to be managed by the City Land Fill operations.

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Parcel No. 23 Total Number of Acres 774.40

Interface
Non-Interface X

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>188.6</u> x \$46 = \$ <u>8,675.60</u>	\$46	<u>\$8,676</u>
Tier 2 No. Acres	<u>20</u> x \$646 = \$ <u>12,920</u>	\$136	<u>\$2,720</u>
Tier 3 No. Acres	<u> </u> x \$1,691 = \$ <u> </u>	\$208	<u> </u>
Totals:	<u>208.6</u> \$ 21,595.60		\$11,396

Strategy:

Treat at tier 2 - Road access to Rifle Range. (Eventually may also need to treat V&T railroad at level 2 or 3) Area to be treated (rifle range 2) at tier 2 is calculated at 6,00 ft. x 150ft. = 900,000 sq. ft. or 20 acres.

Treat 25% of remainder non treated area at tier 1 calculated to be 188.60 acres.

This parcel is likely to be maintained by the Land Fill operation. The parcel serves as a buffer to the Land Fill.

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Parcel No. 24 Total Number of Acres 74.22

Interface
Non-Interface X

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>18</u>	x \$46	= \$ <u>828</u>	\$46	<u>\$828</u>
Tier 2 No. Acres	<u>2.41</u>	x \$646	= \$ <u>1,556.86</u>	\$136	<u>\$328</u>
Tier 3 No. Acres	<u> </u>	x \$1,69	= \$ <u> </u>	\$208	<u> </u>
Totals:	<u>20.41</u>		\$ <u>2,384.86</u>		<u>\$1,156</u>

Strategy:

Land contains water tank to be used for development of museum and support activities for the V&T terminal parcel.

Treat at level 2 at west portion next to Deer Run Road, calculated at 700ft. X 150ft. = 105,000 sq. ft. or 2.41 acres.

Treat 25% of remainder at level 1 or 18 acres.

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Parcel No. 25 Total Number of Acres 39.86

Interface
Non-Interface X

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>8.67</u>	x \$46	=	<u>\$ 398.82</u>	\$46 <u>\$399</u>
Tier 2 No. Acres	<u>5.17</u>	x \$646	=	<u>\$ 3,339.82</u>	\$136 <u>\$703</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	=	<u>\$ </u>	\$208 <u> </u>
Totals:	<u>13.84</u>			<u>\$ 3,738.64</u>	<u>\$1,102</u>

Strategy:

Rifle Range parcel.

Maintain at Tier 2 - next to range and access road, calculated at 1,500 ft. x 150 ft. = 225,000 sq. ft. or 5.17 acres.

Maintain at Tier 1, 25% of remainder non treated land estimated at 8.67 acres.

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Parcel No. 26 Total Number of Acres 169.44

Interface X
 Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres <u>35.26</u>	x \$46 = <u>\$1,621.96</u>	\$46	<u>\$1,622</u>
Tier 2 No. Acres <u>28.41</u>	x \$646 = <u>\$18,352.86</u>	\$136	<u>\$3,864</u>
Tier 3 No. Acres _____	x \$1,691 = \$ _____	\$208	_____
Totals:	<u>63.67</u> <u>\$19,974.82</u>		<u>\$5,486</u>

Strategy:

Ambrose Natural Area - contain trails and parking. There is a small (1,500 ft.) of interface on the east side.

Maintain at level 2 for entire road frontage approximately 8,250 ft. x 150 ft. = 1,237,500 sq. ft. or 28.41 acres.

Maintain at level 1, 25% of remainder non treated property, approximately 35.26 acres.

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Parcel No. 27 Total Number of Acres 102.58

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>	<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>23.06</u> x \$46 = \$ <u>1,060.76</u>	\$46	\$ <u>1,061</u>
Tier 2 No. Acres	<u>10.33</u> x \$646 = \$ <u>6,673.18</u>	\$136	\$ <u>1,405</u>
Tier 3 No. Acres	<u> </u> x \$1,691 = \$ <u> </u>	\$208	<u> </u>
Totals:	<u>33.39</u>		<u>\$2,466</u>

Strategy:

Approximately 3,000 ft. of Deer Run Road frontage to be maintained at level 2, and calculated to be 3,000 ft. x 150 ft. = 450,000 sq. ft. or 10.33 acres.

Maintain 25% of non treated area at level 1, calculated at 23.06 acres.

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Parcel No. 28A Total Number of Acres 445.15 Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>	
Tier 1 No. Acres	<u>106.77</u>	x \$46 =	<u>\$ 4,911.42</u>	<u>\$46</u>	<u>\$4,911</u>
Tier 2 No. Acres	<u>18.08</u>	x \$646 =	<u>\$ 11,679.68</u>	<u>\$136</u>	<u>\$2,459</u>
Tier 3 No. Acres	_____	x \$1,691 =	\$ _____	<u>\$208</u>	_____
Totals:	<u>124.85</u>		<u>\$ 16,591.10</u>		<u>\$7,370</u>

Strategy:

Maintain access road at Tier 2 calculated at 3,00 ft. x 150 = 450,000 sq. ft. or 10.33 acres.

Maintain interface on west side at approximately 2,550 ft. x 150 ft. = 337,500 sq. ft. or 7.75 acres at same level 2.

Maintain 25% of non treated area at Tier 1, approximately 106.77 acres.

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Parcel No. 29 Total Number of Acres 302.65

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>73.73</u>	x \$46	= \$ <u>3,391.58</u>	\$46	<u>\$3,392</u>
Tier 2 No. Acres	<u>7.75</u>	x \$646	= \$ <u>5,006.50</u>	\$136	<u>\$1,054</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	= \$ <u> </u>	\$208	<u> </u>
Totals:	<u>81.48</u>		\$ <u>8,398.08</u>		<u>\$4,446</u>

Strategy:

Maintain approximately 2,250 ft. of access road at level 2 calculated to be, 337,500 sq. ft. or 7.75 acres.

Maintain 25% of remainder at tier 1, approximately 73.73 acres.

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Parcel No. 30 Total Number of Acres 30.74

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>			<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>5.62</u>	x \$46	= \$ <u>258.52</u>	\$46	<u>\$259</u>
Tier 2 No. Acres	<u>8.26</u>	x \$646	= \$ <u>5,335.96</u>	\$136	<u>\$1,123</u>
Tier 3 No. Acres	<u> </u>	x \$1,691	= \$ <u> </u>	\$208	<u> </u>
Totals:	<u>13.88</u>		\$ <u>5,594.48</u>		<u>\$1,382</u>

Strategy:

Maintain at level 2 frontages at 5th st. and Deer Run Rd. These are calculated at 2,400 ft. x 150 ft. = 360,000 sq. ft. or 8.26 acres.

Maintain 25% of non treated area at level 1 or 5.62 acres.

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Parcel No. 33 Total Number of Acres 144.52

Interface X
Non-Interface

Parcel Type: Range land contiguous to open space Table 5

<u>Treatment Level</u>	<u>Cost per Acre</u>		<u>Annual Budget Cost Per Acre</u>	<u>Annual Budget Cost Estimate</u>
Tier 1 No. Acres	<u>28.13</u>	x \$46 =	<u>\$ 1,293.98</u>	\$46 <u>\$1,294</u>
Tier 2 No. Acres	<u>32</u>	x \$646 =	<u>\$ 20,672</u>	\$136 <u>\$4,352</u>
Tier 3 No. Acres	<u> </u>	x \$1,691 =	<u>\$ </u>	\$208 <u> </u>
Totals:	<u>60.13</u>		<u>\$ 21,965.98</u>	<u>\$5,646</u>

Strategy:

Site contains water tank, major access point into the west side of Prison Hill.

Manage approximately 9,300ft. of interface at level 2, calculated at 9,300 ft. x 150 ft. =
1,395,000 sq. ft. or 32 acres.

Manage 25% of non treated area, approximately 28.13 acres.