



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: November 16, 2017

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To provide recommendation to the Bureau of Land Management (BLM) regarding the sale of four parcels; one located on South Edmonds Drive (APN 010-192-04) and three located off Flint Drive (APN 008-011-94, 010-691-05, and a portion of APN 008-011-17) identified for disposal in the Omnibus Public Land Management Act of 2009 (OPLMA). (Stephanie Hicks; SHicks@carson.org)

Staff Summary: As a result of three years of collaboration between City officials, interest groups and Congressional delegates with technical input from Federal agencies, OPLMA was signed by the President of the United States in March 2009. The OPLMA legislates that certain BLM properties are to be offered for sale through a competitive bidding process. Criteria for identifying such parcels included that the parcels be located adjacent to existing development and at the “urban interface” with development making them isolated and difficult to manage by BLM. These four parcels were identified for future sale. BLM is seeking Carson City's recommendation for sale.

Agenda Action: Formal Action/Motion

Time Requested: 20 minutes

Proposed Motion

Move to direct staff to forward to BLM the recommendation for disposal of four parcels; one located on South Edmonds Drive (APN 010-192-04) and three located off Flint Drive (APN 008-011-94, 010-691-05, and a portion of APN 008-011-17) in accordance with the provisions of the Omnibus Public Land Management Act of 2009 as presented by staff.

Board's Strategic Goal

Quality of Life

Previous Action

December 3, 2009. Possible Action: To direct to provide recommendations to the Bureau of Land Management (BLM) regarding the sale of certain BLM properties identified for disposal in the Omnibus Public Land Management Act of 2009, APN's 9-032-03, 10-061-77, 10-062-60, 10-064-01, 10-082-04, 10-083-06, 10-084-02 and -03, 10-087-05, -06, -07 and -08, 10-093-03 and -05, 10-094-02, 10-097-02, 10-098-01 and -02, 10-192-04, and portions of APN's 8-011-19, 8-521-20, 9-301-01, and 9-273-02. Motion Approved 5-0.

Background/Issues & Analysis

On January 6, 2009, the “Omnibus Public Land Management Act of 2009” (OPLMA) was enacted by Congress to determine the desired future uses of Federal properties surrounding Carson City. This bill was the result of three years of collaboration between City officials, interest groups and Congressional delegates with technical input from Federal agencies. During this time, there was a vigorous and extensive citizen participation program consisting of more than 15 public information workshops and advisory board meetings where opportunities were available to present written comments or where oral and written testimony was received.

The bill provided for the disposition of more than 8,000 acres of Federal lands within Carson City, including the sale of approximately 150 acres of Federal land by BLM. The Act required that the lands be sold within one year of the enactment of the Act unless Carson City postponed or excludes the property from sale. The purpose of the bill was to improve land management throughout Carson City and help fulfill the community's long-term plan for growth and conservation. During that process, these parcels were identified for sale.

The OPLMA was signed by the President of the United States in March 2009. On December 3, 2009, the Carson City Board of Supervisors approved a request from the Planning Division to delay the sale of all of these parcels in order to explore options for the disposal of the parcels. Since this time, City staff has received numerous requests about the sale of these parcels.

A Major Project Review was held on July 18, 2017, to determine whether there were any City-wide needs or requirements for the parcels. It was determined that there were no City-wide needs and there was discussion regarding future residential development and building requirements.

The parcel on South Edmonds Drive is zoned SF1A (Single-Family 1 acre) with a master plan designation of low-density residential. The parcels on Flint Drive are zoned General Commercial.

If developed, the parcel on South Edmonds will need a formal drainage and access easement for existing drainage facilities and a sewer main easement for the main running east-west through the parcel. City sewer and water are available to this site. No main extensions are necessary. The parcels off Flint Drive must accept drainage from uphill/upstream parcels. Paved access must be provided and the water main must be extended for service. The extent of this water main extension is to be determined by the City Engineer. There are no mapped flood hazards for these parcels.

Should the recommendation for sale be approved, BLM will pursue sale of the parcels at no less than fair market value through an open competitive bid process. First right of refusal cannot be provided to adjacent property owners. The process will take approximately 2 years to complete. Funds from the sale will be used to cover the BLM's costs for processing the sales. After this deduction, the legislation directs the Secretary of Interior to reinvest the remaining proceeds of these land sales back into important public projects. Ninety-five percent of the proceeds will be used to acquire environmentally sensitive lands and protect archaeological resources in Carson City. The remaining five percent of the proceeds will go to Nevada's general education program. None of the proceeds go directly to Carson City.

Applicable Statute, Code, Policy, Rule or Regulation

Omnibus Public Land Management Act of 2009.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Potential property tax revenue.

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The cost of the sale of the subject Federal properties is the responsibility of BLM, per the Act. The sale of the properties will have a positive impact to Carson City revenue through an increase in property taxes collected on the properties when they are in private ownership.

Alternatives

Do not direct staff to forward to BLM the recommendation for disposal of these parcels in accordance with the provisions of the Omnibus Public Land Management Act of 2009 as presented by staff.

Direct staff to forward to BLM the recommendation to delay the disposal of these parcels in accordance with the provisions of the Omnibus Public Land Management Act of 2009 as presented by staff.

Modify the recommended motion.

Board Action Taken:

Motion: _____

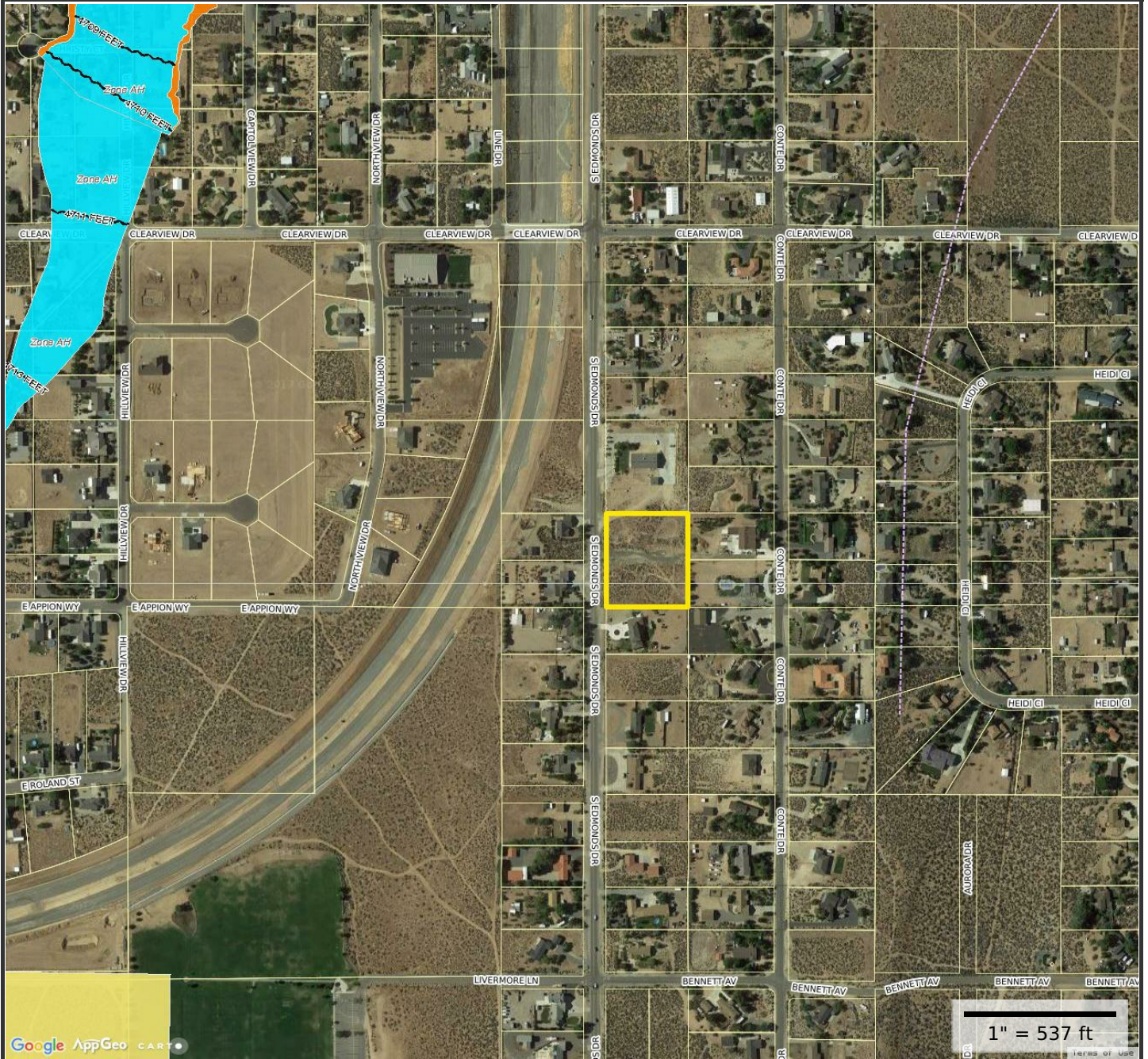
1) _____

2) _____

Aye/Nay

(Vote Recorded By)

South Edmonds Hazards



Property Information

Property ID 01019204
Location S EDMONDS DR
Owner B L M



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 06/06/2017
Properties updated 06/06/2017

Map Theme Legends

USGS Linear Faults

LINEAR FAULTS

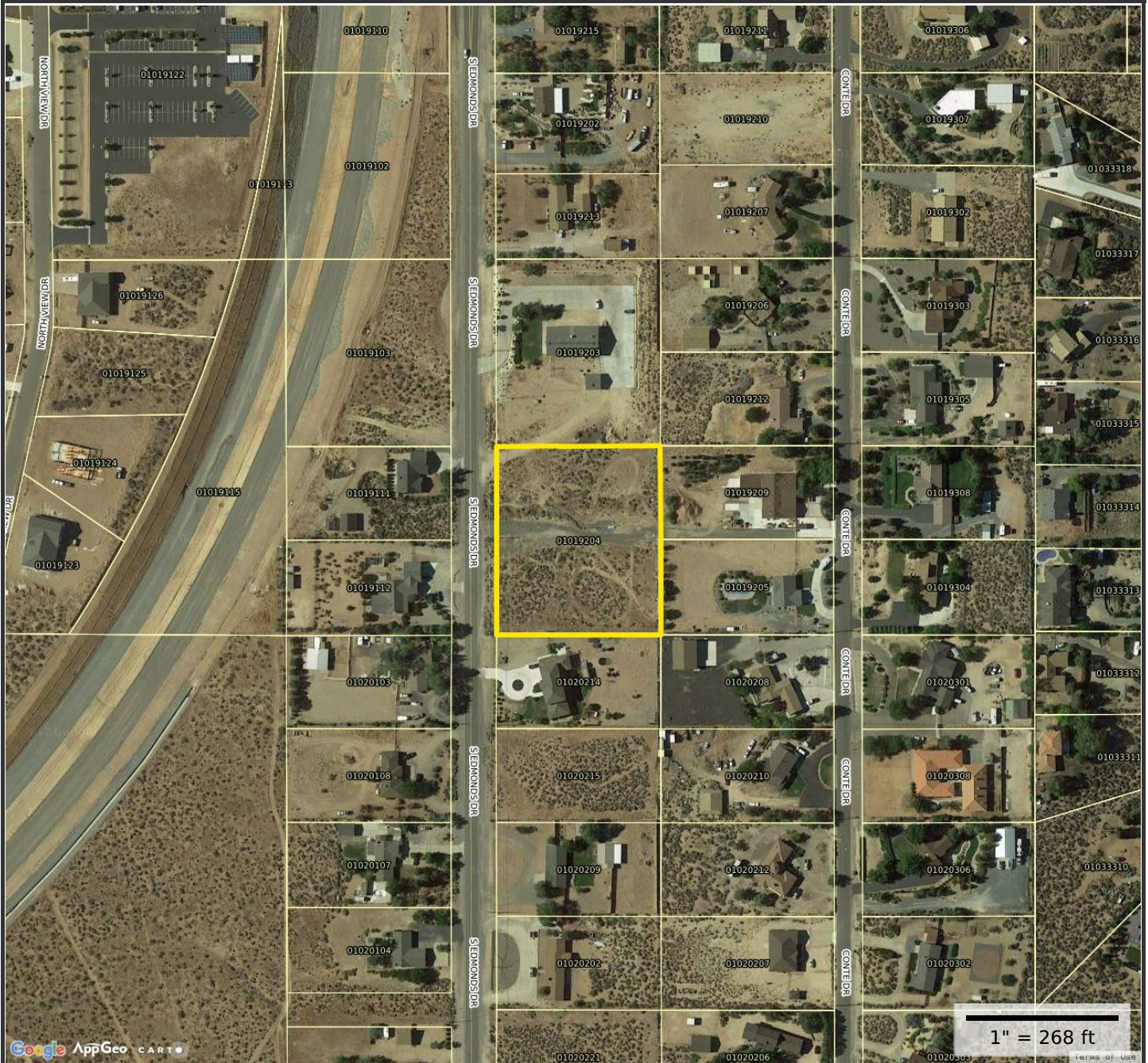
- CLASS B YEARS
- < 1,600,000 YEARS
- < 750,000 YEARS
- < 130,000 YEARS
- < 15,000 YEARS
- < 150 YEARS
- UNKNOWN

FEMA Flood Zones (Zoom in to View)

- Cross-Sections
- · Coastal Transects
- Limit of Moderate Wave Action
- ☐ Coastal Barrier Resources System Area
- ~ Base Flood Elevations
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood
 - Area with Reduced Risk Due to Levee

FEMA Map Service Center - See FEMA FIRM Panels theme for Effective Date

South Edmonds Vicinity



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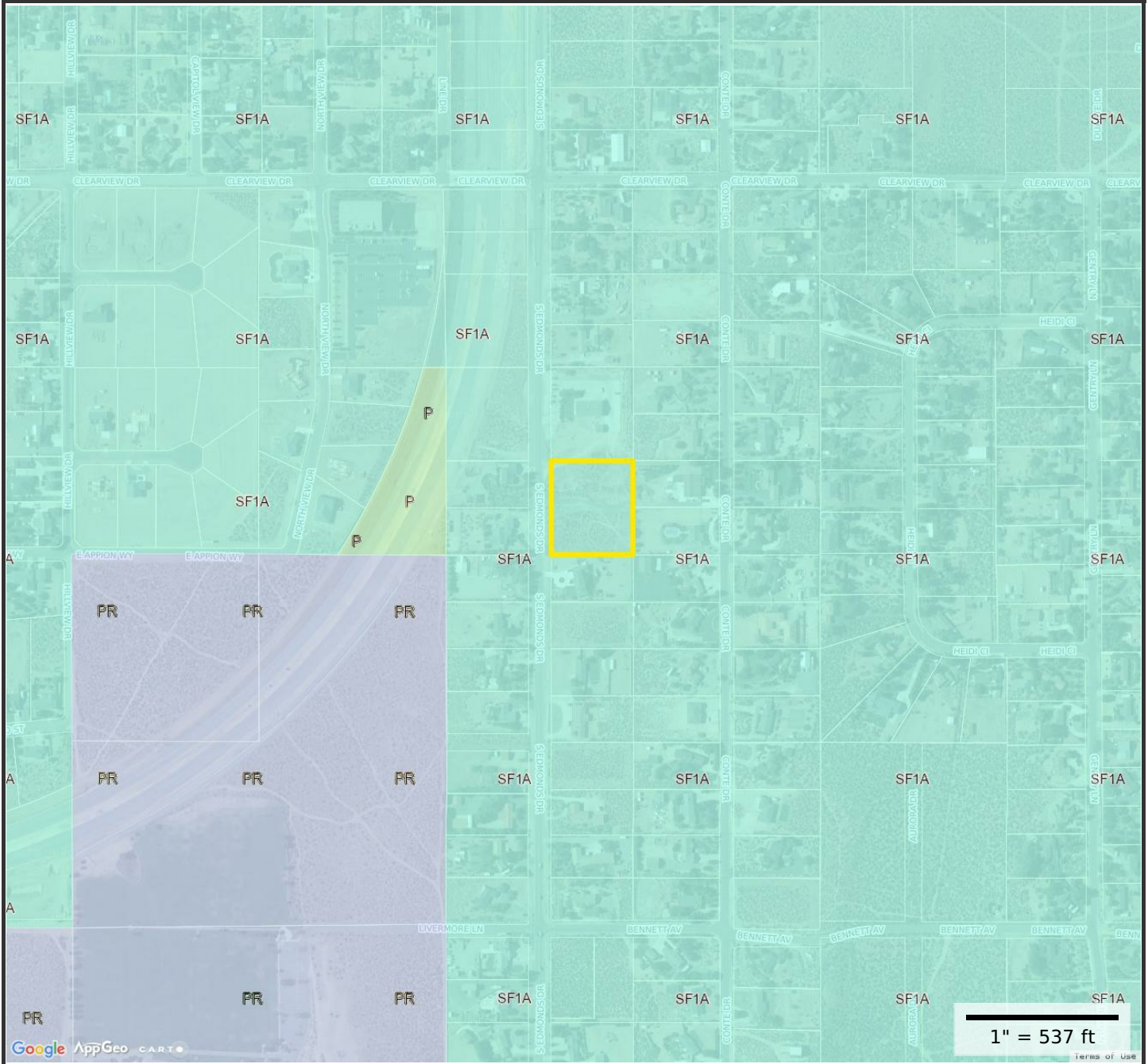


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South Edmonds Zoning



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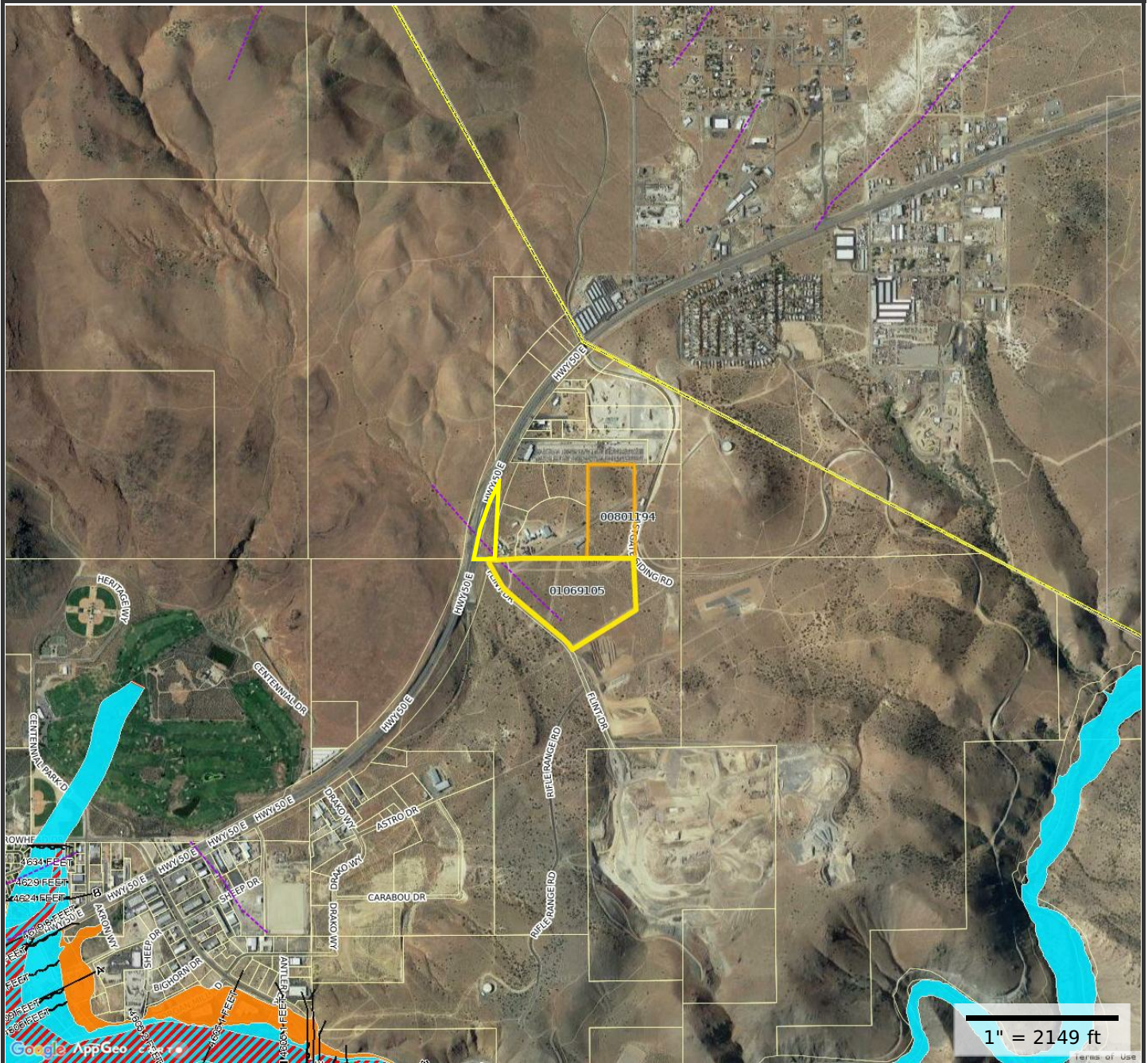
Map Theme Legends

Current Zoning

- Agricultural
- Airport Industrial Park
- Conservation Reserve
- Downtown Mixed Use
- General Commercial
- General Industrial
- General Industrial Airport
- General Office
- Limited Industrial
- Mobile Home Park
- Multi-Family Apartment
- Multi-Family Duplex
- Neighborhood Business
- Public
- Public Community
- Public Neighborhood
- Public Regional
- Residential Office
- Retail Commercial
- Single Family
- Tourist Commercial

Carson City Zoning Boundary Layer. Layer was created using the Carson City Parcel Boundary File and the Carson City Street Centerline File.

Flint Drive Hazards



Property Information

Property ID 01069105
Location FLINT DR
Owner B L M



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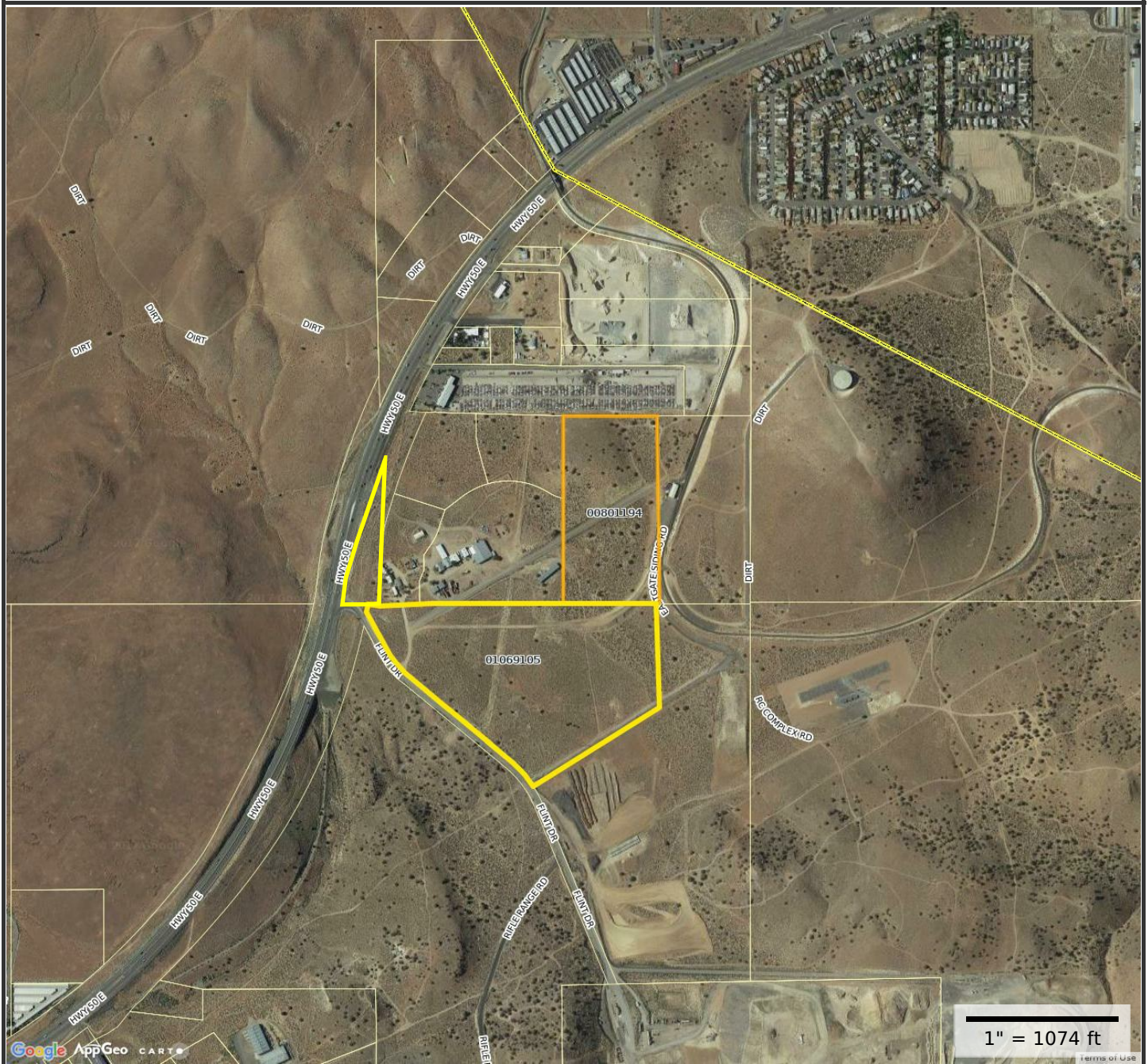
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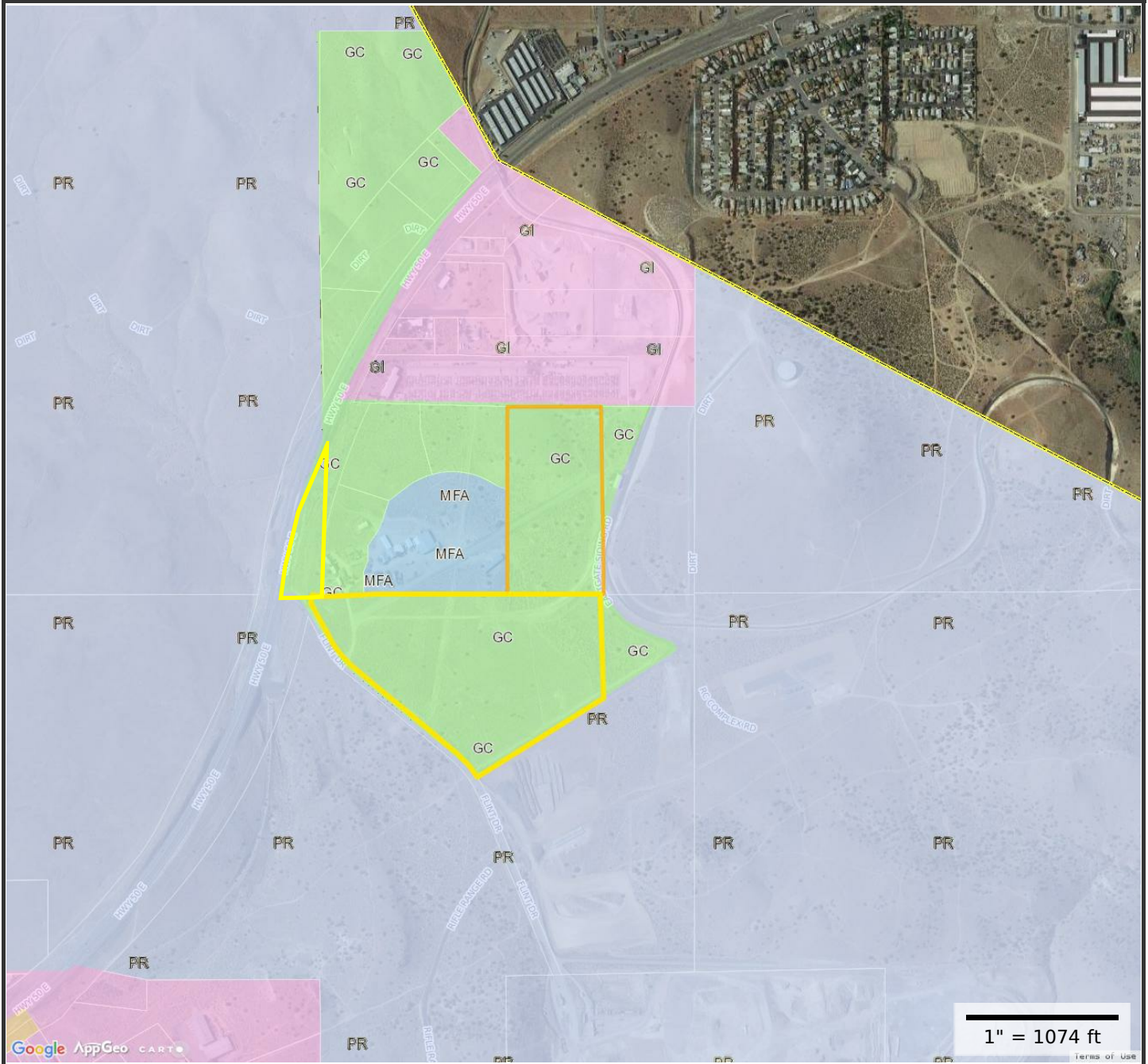


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-  Airport Industrial Park
-  Conservation Reserve
-  Downtown Mixed Use
-  General Commercial
-  General Industrial
-  General Industrial Airport
-  General Office
-  Limited Industrial
-  Mobile Home Park
-  Multi-Family Apartment
-  Multi-Family Duplex
-  Neighborhood Business
-  Public
-  Public Community
-  Public Neighborhood
-  Public Regional
-  Residential Office
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